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Mayor Keith A. James
Commission President Joseph A. Peduzzi (District 4)
Commissioner Kelly Shoaf (District 1)
Commissioner Shalonda 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
PASS/FAIL Agenda
Monday, January 10, 2022
[3:30 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.

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. PRESENTATION AND AWARDS OF MERIT-**PRESENTED**

- 6.1. Recap presentation of CRA holiday events.

Originating Department:

Community Redevelopment Agency

Background Information:

A recap presentation of the CRA's holiday events in the Historic Northwest in December 2021 including planning efforts, marketing, advertising and events photos centered around Heart & Soul Park lighting and Winter in Paradise.

- 6.2. Presentation by Dr. Jason Hallstrom from Florida Atlantic University regarding the second year report for the Mobility Intelligence Project.

Originating Department:

Community Redevelopment Agency

Background Information:

The City of West Palm Beach has been collaborating with Florida Atlantic University, Knight Foundation and Community Foundation in ways that improve our services and quality of life. The most recent effort has been in understanding how people are using the City from a mobility point of view. The Mobility Intelligence Project proposed with FAU will use technology and messaging to understand how people move around the downtown core using different modes of transportation.

The Mobility Intelligence Project was developed through a series of discussions with the City, Knight Foundation and Community Foundation. FAU regularly approaches the City to understand needs and trends. Last year, prior to the 300 Block of Clematis Street renovation, the City met with FAU to determine if a potential sensor project could be an option. Under the direction of Mayor Muoio, the City conducted an ideation event with internal City staff to determine what is needed and could be addressed. The event included faculty from FAU who kept detailed analysis of the event. A series of themes were discovered including mobility. Follow up discussions occurred with the Mayor and Knight Foundation about interest in pursuing a mobility sensor project, ultimately placing the Mobility Intelligence Project as a viable option.

FAU then developed the potential framework for the Mobility Intelligence Project. The following is an excerpt from Dr. Jason Hallstrom, the professor spearheading the project:

"The proposed mobility intelligence system will serve three objectives: (1) First, it will provide a foundation for understanding mobility patterns downtown and within other key areas. The focus will be on individual human mobility patterns, at population scales, with the capacity to disaggregate by population groups. The resulting time-series data will enable the city to continuously monitor mobility impacts resulting from specific development initiatives, and to adapt those initiatives to optimize accessibility for all residents. (2) Second, by fusing the observed mobility pathways with existing GIS content, the system will provide a foundation for understanding the types of destinations most frequently visited by individuals (e.g., coffee shops, pharmacies, food banks), the times at which those visits occur, and the most likely future pathways. The system might, for example, learn that coffee shop visits reach their peak on Tuesday mornings at 8:00am, and that 35% of those visits are followed by visits to a nearby bagel shop. (3) Finally, as residents move from one area of the city to another, the system will provide individualized recommendations using public kiosks, on nearby destinations that are likely to be of interest. The concept is to learn the connections between people and place in the areas they most often frequent, and to use that knowledge to draw people to new places, and to establish new connections. The approach is designed to accelerate connectivity to the downtown, enhancing accessibility for residents."

The Mobility Intelligence Project has an estimated cost of \$600,000 over a three-year period. The project will be paid for through a four-party partnership. Because of the cutting-edge nature of the project, Knight Foundation and the Community Foundation were approached as potential partners in the project. The Mobility Intelligence Project was first brought to the Knight Foundation for consideration. Knight has historically been a financial partner on many City projects that have prioritized attracting and nurturing talent, enhancing opportunity and fostered civic engagement. By centering the project around understanding how people move around the City, Knight believes that the Mobility Intelligence Project will meet its priorities. Prior to the City Commission work session on April 15th, Knight indicated that they would be interested in funding the Mobility Intelligence Project. Knight's support then leads to a conversation with the Community Foundation. The Community Foundation is the third entity committed to funding the project based on the nature and data collected from the effort. Lastly, as the executing partner of the effort FAU will contribute to the project as the fourth partner. The funding breakdown is as follows:

- City of West Palm Beach: \$300,000
- Knight Foundation: \$225,000
- Community Foundation: \$75,000
(\$25,000 to be delivered in year 2)
- Florida Atlantic University: \$15,000

Deliverables include hardware, software, data analysis and a final report of the project. First, technical hardware will be installed in the City which will be left behind and integrated into the City's information technology system. Second, software will be included to assist in the collection and transparency of the data collected. The software will be the front facing aspect to the public offering a type of dashboard or integration into the open data portal for the City. The data collected and shown through the software will be made available for the public to observe and use. Third is the analytics of the data to understand how people are moving. The analytics will hold much of the value for the project. The analytics is believed to be where much of the discovery will occur in understanding mobility in the City. Last, a detailed report will be given to the funding partners and made available for the public that outlines what was discovered during the project.

Finally, the Mobility Intelligence Project was presented to the City Commission during a work session on April 15, 2019. Three concerns were expressed at the work session by City Commissioners; personal privacy, intellectual property and how law enforcement may use the project. These same questions were also expressed by the Knight Foundation. Personal privacy will be maintained by anonymizing the data that is collected. FAU will use Bluetooth and wireless signals from devices carried by people to collect the mobility data. Each device has a unique way it can be identified. FAU intends to encrypt the unique number of each mobile device making it extremely difficult to identify with a single person. In addition, data will be shown in a way that makes it difficult to understand who is moving where throughout the City. Any intellectual property developed during the project will become property of the City of West Palm Beach. Law enforcement will have access to the data because the data will be made available to public at large. However, in order to pinpoint a devices location using the Mobility Intelligence Project, the law enforcement department would also need have the device that they want to pin point and a subpoena.

Florida Atlantic University has set a timeline to have the project initiated by Fall 2019. In order to meet this timeline, FAU will need to spend the next two months getting organized with Ph.D. students, faculty, equipment and City staff. The project is intended to coincide with the academic school year which begins April 15th, 2019. This will be the sole project for the Ph.D. students. The Mobility Intelligence Project will center primarily on Clematis Street from the Tri-rail Station to the Waterfront, expanding out from the street in certain segments. The Mobility Intelligence Project is anticipated to conclude in the Spring of 2024.

The Mobility Intelligence Project will be primarily located in District 3 represented by Commissioner Christy Fox.

7. CONSENT CALENDAR-APPROVED

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.

- 7.1. Minutes of the Community Redevelopment Agency Meeting of December 13, 2021

Originating Department:
City Clerk's Office

8. RESOLUTIONS-8.1 & 8.2 APPROVED; 8.3 CONTINUED

- 8.1. Resolution No. 22-2 approving Salento Coffee as the winning proposer for lease of the Community Redevelopment Agency Property (Former Dunkin Donuts Space) located at 407 Clematis Street.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:
RESOLUTION NO. 22-2: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING SALENTO COFFEE AS THE PROPOSER SELECTED TO LEASE CRA OWNED PROPERTY AT 407 CLEMATIS STREET; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Staff Recommended Motion:
Approve Resolution No. 22-2.

Background Information:
The Downtown Development Authority (DDA) issued a Request for Qualifications for the lease of the former Dunkin Doughnuts space at 407 Clematis Street in the Mandel Public Library building.

Salento Coffee was determined to be the most qualified, based on their proposal, which included a business plan, background information on the company and operators and product information.

The committee to decide this included Robert Trager, Raphael Clemente, Christopher Roog, Armando Fana, Lisa Hathaway, and Phillip Harris. Evaluation factors included Added Value/Uniqueness; Local Preference; Business Plan and small/minority/veteran business participation.

Resolution No. 22-2 authorizes negotiation of a lease agreement with Salento Coffee. The lease will be brought back to the CRA Board for approval.

Fiscal Note:

No fiscal impact.

- 8.2. Resolution No. 22-3 amending the Helen Wilkes lease agreement with Navarro Lowrey.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-3: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO THE GROUND LEASE AND DEVELOPMENT AGREEMENT WITH NAVARRO LOWERY WATERFRONT, LLC, AND NAVARRO LOWERY, INC., FOR THE HELEN WILKES PROPERTY AT 185 BANYAN BOULEVARD; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-3.

Background Information:

Navarro Lowery currently holds a 50-year Lease of the CRA-owned Helen Wilkes site (185 Banyan Blvd.) as part of the Flagler Banyan Square development. Under the Lease agreement Navarro Lowery must maintain public access to the Open Space component.

The surrounding uses, including the Ben Hotel, have been a success. As a result, Navarro Lowery would like to amend the Lease to allow more activation to the public Open Space that includes three changes.

First, Navarro Lowery would like to sublease the Open Space along with the abandoned Narcissus Street to the hotel operator for the purposes of further supporting the hotel operations. This will allow events such as weddings and brief pop up functions.

- At least 50% of the Open Space will remain open to the public during these pop up events.
- The hotel will be allowed to modify the traffic flow on Narcissus to be one-way from south to north.
- The hotel will be allowed to remove the bollards at the north-west corner of the event lawn and install and "art backdrop" for photographic events along Flagler Drive.

Second, Navarro Lowery would like the ability to work with the Boat Show during their annual event. Currently, the Lease precludes activation of the open space that would compete against the Boat Show during its scheduled time on the waterfront. The Ben Hotel is the closest accommodation to the main event and coordination between the hotel and the Boat Show would further enhance the overall event. The hotel would be able to rent a portion of the Open Space to the Boat Show for its use during the event.

Lastly, Navarro Lowery has requested that Navarro-Lowry and/or the hotel also have the ability to assign and/or further sub-lease their sublease of the Open Space for all or a portion of the Lease term, for additional events, without further consent of the CRA. Navarro Lowery will still remain responsible to the CRA under the Lease for the Open Space, as amended by this amendment.

Resolution No. 22-3 approves the First Amendment to the Lease to include the provisions described above.

The Helen Wilkes site and open project are located in the Downtown/City Center CRA District and located in Commission District 3 represented by Commissioner Christy Fox.

Fiscal Note:

No financial impact.

- 8.3. Resolution No. 22-4 approving an amendment to the interlocal agreement with the West Palm Beach Community Redevelopment Agency, the City of West Palm Beach, and the West Palm Beach Downtown Development Authority.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-4: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE INTERLOCAL AGREEMENT AMONG THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF WEST PALM BEACH AND WEST PALM BEACH DOWNTOWN DEVELOPMENT AUTHORITY REGARDING THE DDA WORK PLAN; EXEMPTION FOR THE TAX INCREMENT PORTION OF THE 2ND MILL OF AD VALOREM TAX AND OPERATION OF THE TROLLEY SYSTEM AND DOWNTOWN EXTERIOR MAINTENANCE FOR FISCAL YEARS 2020-2024; TO PROVIDE FOR SPECIFIC MAINTENANCE SERVICES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-4.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA), West Palm Beach Downtown Development Authority (DDA) and City of West Palm Beach (City) established an interlocal agreement in 2020 that identified specific services for the Trolley System and Downtown Exterior Maintenance for fiscal years 2020-2024 that would be coordinated between the three entities. This include such services as:

- Homelessness Services
- Street Cleaning Services
- Landscaping Services
- Pressure Washing
- Sanitation

The amendment to the interlocal provides additional clarity and detail on the services outlined above including costs allocations and responsibilities for services.

The DDA is located in the Downtown/City Center CRA District located in City Commission District 3 represented by Commissioner Christy Fox.

Fiscal Note:

The CRA contributes one additional mil to the DDA's budget; which assists with this agreement totaling \$4.7 million.

9. 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