



401 Clematis Street
West Palm Beach, Florida 33401
(561) 822-2222 (TTY) 800-955-8771
www.wpb.org

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
DRAFT Agenda
Monday, February 7, 2022
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.

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

- 6.1. CRA Consultant, Dr. Alisha Winn's presentation on the work in the Historic Northwest, community updates, activities, and recommendations for success.

Originating Department:

Community Redevelopment Agency

Background Information:

CRA Consultant & Applied Cultural Anthropologist Dr. Alisha Winn will present on community updates, activities, and her community-engaged work this past year (2021) in the Northwest District. As a translator of revitalization plans, identifier of the community's culturally specific beliefs and practices, and the potential impacts of redevelopment, Dr. Winn will present on Northwest residents' perspectives, cultural considerations, observations, and recommendations.

7. 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.

- 7.1. Minutes of the Community Redevelopment Agency Meeting of January 10, 2022

Originating Department:

City Clerk's Office

- 7.2. Resolution No. 22-5(F) authorizing the correction of a scrivener's error contained in Resolution No. 21-65(F).

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-5(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CORRECTION OF A SCRIVENER'S ERROR CONTAINED IN RESOLUTION NO. 21-65(F).

Background Information:

Resolution No. 21-65(F) was approved on December 10th, 2021 authorizing the appropriation of CRA funds for the installation of security cameras at the intersection of Australian & Clearlake and at the intersection of Broadway & 25th Street. However, the final resolution contained a

scrivener's error related to appropriations in Fund 107. This resolution is put forward to correct that error.

Fiscal Note:

This amendment has no further fiscal implications.

8. RESOLUTIONS

- 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. 22-4 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 \$4.7M.

- 8.3. Resolution No. 22-6 approving a First Amendment to the Fundraising and Operations Agreement with The West Palm Beach Center for Arts and Technology, authorizing an Operating Grant in the amount of \$150,000, assistance with the securing and development of a training center, and a development grant in the amount of \$5M.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-6: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A FIRST AMENDMENT TO THE FUNDRAISING AND OPERATIONS GRANT AGREEMENT WITH THE WEST PALM BEACH CENTER FOR ARTS AND TECHNOLOGY TO PROVIDE AN ANNUAL OPERATING GRANT OF \$150,000, ASSISTANCE IN SECURING A SITE FOR THE TRAINING CENTER, AND A DEVELOPMENT GRANT IN THE AMOUNT OF FIVE MILLION DOLLARS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-6.

Background Information:

In 2018, the CRA funded a feasibility study to address the creation of a job training facility that would be part of the the Manchester Bidwell National Center for Arts and Technology. The National Center of Arts and Technology (NCAT), with the support from the CRA, has analyzed industry opportunities within West Palm Beach and is developing a plan to establish a training center to focus on the hospitality and Construction trades. The CRA executed an agreement with NCAT to provide financial support of a local training facility.

Since then, the West Palm Beach Center of Arts and Technology (WPBCAT) has formed a non-profit entity to begin fundraising for the construction of a training center to be located in the Historic Northwest CRA Target Area.

The CRA desires to support the WPBCAT by providing an operations assistance, along with support toward the development of a training center.

The First Amendment to the Fundraising and Operations Grant Agreement provides for the following:

1. An annual operating grant in the amount of \$150,000; of which \$50,000 to be utilized for the retention of an Executive Director/CEO; and \$100,000 for programming activities;
2. The CRA agrees to use reasonable efforts to secure a parcel of land on which the training center could be developed, and if such land is obtained, to lease the property to WPBCAT for fifteen (15) years;
3. A development grant in the amount of Five Million Dollars (\$5,000,000) toward the design and construction of the training center.

Resolution No. 22-6 approves the First Amendment.

CRA District: Downtown / City Center District.

Commission District 2 - Comm. Shalonda Warren.

Fiscal Note:

\$750,000 for operating grants and \$5 million development grant.

- 8.4. Resolution No. 22-8 adopting Amendments to the Northwest Parking Lot Beautification Incentive Program for the Downtown/City Center CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-8: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AMENDING THE NORTHWEST PARKING LOT BEAUTIFICATION PROGRAM TO EXPAND THE PROGRAM TO ALL SURFACE PARKING LOTS IN THE HISTORIC NORTHWEST NEIGHBORHOOD; INCREASING THE MAXIMUM GRANT AMOUNT TO \$100,000; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-8.

Background Information:

The Community Redevelopment Agency ("CRA") undertakes activities for redevelopment to remedy blight in the Downtown/City Center target area(s). In furtherance of achieving the goals and objectives of the Strategic Finance Plans, the CRA Board adopted previous resolutions approving various incentive programs for the the Downtown/City Center areas which includes the Historic Northwest target area. The Agency has the authority to amend the requirements and parameters of the Plan as it deems necessary.

Due to the changing economic conditions a review of the Northwest Parking Lot Beautification program is required. The existing program limits use of funds for improvements to those lots adjacent to the Rosemary and Tamarind Avenue corridors. It also provides for a grant of 50% of the project value not to exceed \$50,000 dollars and sets forth a public use requirement for 5 years.

The CRA proposes to extend the program to include all surface lots in the Historic Northwest; provide for 100% funding not to exceed \$100,000 and will require a public use covenant for ten (10) years. Funding will be subject to availability. Fully budgeted under Redevelopment Incentives account number.

CRA District: Downtown / City Center.

- 8.5. Resolution No. 22-11(F) approving the appropriation or transfer of CRA funds in FY 2021/2022 for the purpose of improving the pedestrian passageway located in the 500 Block, Clematis Street adjacent to 509 Clematis Street.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-11 (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 IMPLEMENTING AND INSTALLING IMPROVEMENTS TO THE PEDESTRIAN PASSAGEWAY LOCATED IN THE 500 BLOCK OF CLEMATIS STREET IN DOWNTOWN, WEST PALM BEACH.

Staff Recommended Motion:

Approve Resolution No. 22-11(F).

Background Information:

Resolution No. 207-19 granted permission to Tabac, West Palm Beach to access, install, operate and maintain outdoor seating in the pedestrian passageway located in the 500 block of Clematis Street, adjacent to SubCulture Coffee. The CRA will revisit this license to extend access to the passageway to other vendors along its corridor. Additionally, this passageway is designated for a City arts project.

In anticipation of the art installment and increased usage of the area, the CRA will be implementing minor improvements in the passageway, inclusive of security fencing at the north and south entrances, a dumpster enclosure and improved lighting to showcase the artwork.

CRA District: Downtown/ City Center District.

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