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Mayor Keith A. James
Commission President Christy Fox (District 3)
Commissioner Cathleen Ward (District 1)
Commissioner Shalonda Warren (District 2)
Commissioner Joseph A. Peduzzi (District 4)
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, April 18, 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. CONSENT CALENDAR-ALL 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.

- 6.1. Minutes of the Community Redevelopment Agency Meeting of March 7, 2022

Originating Department:

Mayor's Office

- 6.2. Resolution No. 22-24 authorizing a memorandum of understanding with Florida Power and Light Company regarding the installation of a structure on the "Tent Site" at 801 So. Dixie Highway, in order to protect FPL facilities.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-24: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING INSTALLATION OF A STRUCTURE FOR THE PROTECTION OF FPL FACILITIES AT 801 SO. DIXIE HIGHWAY; APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN FLORIDA POWER & LIGHT AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

On July 22, 2021, Florida Power & Light advised that their facilities located on the CRA "Tent Site" is continuously being damaged by vehicles. The facility is a transformer box located on the southwest corner of the tent site. Vehicles heading east on Okeechobee Boulevard or making a left onto Quadrille are damaging the transformer box causing potential electricity service disruptions to downtown residence. In an effort to protect the transformer box, FPL would like a memorandum of understanding established with the CRA that would allow for a concrete pole structure to be installed that will protect the transformer box in the event of vehicle running off the road. The concrete poles would be a temporary fix. FPL understands that the tent site is currently being planned for the construction of the West Palm Point office building. Once West Palm Point proceeds, the transformer box will be relocated. The developer of West Palm Point is aware of the request from FPL and agree to the construction of the temporary concrete poles. FPL will assume all costs associated with the construction and relocation or removal of the concrete poles. The

memorandum of understanding gives FPL permission to install the polls on the tent site currently owned by the CRA.

The Tent Site and concrete poll project is located in the Downtown / City Center CRA District.

This project is located in Commission District 3: Commissioner Christy Fox.

- 6.3. Resolution No. 22-22(F) approving the reclassification of funding approved for the purchase of lot 311 N. Sapodilla Ave. to reflect amounts allocated to land value.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-22(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 FUND BUDGET TO RECLASSIFY FUNDING FOR THE PURCHASE OF 311 N. SAPODILLA AVENUE, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

311 N. Sapodilla Avenue was purchased by the CRA in February 2022 for \$305,820, with the purchase price allocated as follows:

- Land: \$44,117
- Buildings: \$261,706

The above allocation is consistent with values attributed to the property per the Palm Beach County Property Appraiser's Website.

This property will be renovated and subject to a 25-year sale/leaseback agreement. In order to ensure proper valuation of the property at the end of the lease term and/or eventual transfer to the purchaser, this resolution will reclassify the land amount to a project-specific account which is identical to the project number associated with the buildings and the proposed improvements:

Land:

Property Acquisition 105.012430.559.500610.30379442 \$(44,117)

Land: 105.012430.559.500610.30379611 \$44,117
311 N. Sapodilla
- Fantasy Island

This reclassification of funding will have no effect on the budget for the current fiscal year.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No impact on fund balances.

7. RESOLUTIONS-7.1 & 7.2-APPROVED; 7.3 NOT APPROVED

- 7.1. Resolution No. 21-71 approving acceptance of five properties from the City of West Palm Beach to the Community Redevelopment Agency and the approval of three properties conveyed to the City of West Palm Beach from the Community Redevelopment Agency.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 21-71: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING ACCEPTANCE OF FIVE PROPERTIES BEING CONVEYED TO THE CRA BY THE CITY OF WEST PALM BEACH FOR AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT; APPROVAL OF CONVEYANCE OF THREE PROPERTIES BY THE CRA TO THE CITY OF WEST PALM BEACH FOR HOMEOWNER OPPORTUNITIES, HOUSING OR OTHER COMMUNITY NEEDS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 21-71.

Background Information:

The Community Redevelopment Agency shall convey to The City of West Palm Beach the properties located at 613 10th Street, 621 10th Street, and 1109 Henrietta Avenue.

These properties are located in the Historic Northwest District and will be for affordable housing and community development purposes.

The purpose of this partnership between the CRA and the City, through its Housing and Community Development Department, is to provide housing opportunities that will benefit the residents of the City of West Palm Beach, as well as to further redevelopment efforts, relieve the City's chronic

shortage of affordable and workforce housing, and strengthen the economy of the Historic Northwest District neighborhood.

PCNs 74-43-43-16-01-006-0023, 74-43-43-16-01-006-0021, 74-43-43-16-01-006-0012, and 74-43-43-16-01-006-0024, which shall be conveyed to the CRA from the city of West Palm Beach per this agreement, shall be used for redevelopment purposes.

1028 N. Tamarind shall be part of the Hamburger Haven Redevelopment Project which will be presented to the board May 2, 2022.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

- 7.2. Resolution No. 22-25 approving a letter of intent with Project Adamite for incentives not to exceed \$246,000 in return for creating eight-two (82) full time jobs within the Downtown / City Center District.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-25: 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 RELOCATON OF JOBS TO THE DOWNTOWN / CITY CENTER DISTRICT FOR AN ENTITY REFERRED TO AS PROJECT ADAMITE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-25.

Background Information:

Project Adamite is an economic development project that is aimed at relocating a financial services company from the mid-west region of the United States to West Palm Beach. The City of West Palm Beach has been selected as the location for the company. Project Adamite aims to bring approximately twenty (82) new jobs, with an average salary of at least \$68,250.

In return, the CRA offered job creation incentives modeled after the State of Florida's qualified targeted industry grant program, intended to incentivize the development and retention of office space within the City's downtown. Incentivizing office space to balance the increase in residential space and ensure a sustainable downtown with a balance of uses for living, working and playing is a goal of both the CRA and City.

The CRA has offered \$3,000 per net new job created in the City of West Palm Beach not-to-exceed \$246,000. 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. 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 of Palm Beach County. Project Adamite was introduced to the City and CRA through the BDB's office.

Project Adamite is in the Downtown / City Center CRA District.

The project is in Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The funds will be paid out on an annual basis based on proof of jobs created. The initial payment will be spent in FY 23.

- 7.3. Resolution No. 22-23 accepting Brand Atlantic's offer to purchase CRA owned property located at 314 Clematis Street and authorizing the execution of a sale and purchase agreement.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-23: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ACCEPTING BRAND ATLANTIC'S OFFER TO PURCHASE THE CRA OWNED PROPERTY LOCATED AT 314 CLEMATIS STREET; AUTHORIZING EXECUTION OF A SALE AND PURCHASE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-23.

Background Information:

The Community Redevelopment Agency purchased the property located at 314 Clematis Street in 2019 for the purposes of encouraging businesses to downtown. While the CRA is currently following direction from the Board to renovate the structure, the real estate market has shown interest in the property.

On March 7, 2022, by Resolution No. 22-20, the CRA Board gave approved the disposition of the property in order to entertain formal proposals for the

sale of the property. The Board further directed staff to bring forward all proposals at the April Board meeting with a recommendation to move forward with an offer. This action is consistent with the goals and obligations CRA's redevelopment plan and strategic finance plan.

CRA staff will present all competing proposals received at the CRA Board meeting.

CRA staff recommends acceptance of the offer made by Brand Atlantic, which includes the following significant terms:

Purchase Price:

Ten Million Dollars, no financing contingency.

Additional Consideration:

Five Hundred Thousand Dollars (\$500,000 Toward Improvement of alley in 300 block between Clematis Street and Banyan Boulevard.

Property Use:

- First floor: Restaurant and Parking
- Second floor: Office / Commercial
- After a major renovation of the Property to modernize the building, address deferred maintenance, and provide parking.

Contingencies:

1. Access Easement. City of West Palm Beach will provide access easement over rear alley for ingress and egress to parking garage, at all times garage is in use.
2. Government Approvals. All planning/zoning approvals are obtained.
3. Standard due diligence, including environmental report, property condition report, structural analysis, and title review and survey.
4. Deposit. Refundable deposit until all contingencies met.

Resolution No. 22-23 directs staff to negotiate a purchase and sale agreement with Brand Atlantic consistent with the terms described above, and to bring such agreement back to the CRA Board for approval.

Resolution No. 22-23 also grants Brand Atlantic access to the property in order to perform due diligence investigations during the due diligence period.

Fiscal Note:

\$10,000,000 is the purchase price along with \$500,000 for the alley-way renovation

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