



401 Clematis Street
West Palm Beach, Florida 33401
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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
Special Community Redevelopment Agency
PASS/FAIL Agenda
Monday, May 16, 2022
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.

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. PRESENTATIONS-SELECTED: 1909

3.1. Presentations from the five proposers to purchase 314 Clematis Street.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:
N/A

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 approved the disposition of the property in order to entertain formal proposals for the sale of the property. The CRA received five proposals to purchase the building and the proposals were presented by staff at the April 18, 2022.

Offers were received from:

- 1909, proposing a mixed use, including an innovation hub;
- AltAcoom Group, proposing a hotel use;
- Amud Aish Memorial Museum, proposing a holocaust memorial museum;
- Blue Water FL Acquisitions; and
- Brand Atlantic, proposing a mixed use including residential, office and parking.

After hearing staff presentation of the proposals on April 18, 2022, the CRA Board directed staff to establish an opportunity for all proposers to present their final offers for the purchase of 314 Clematis Street directly to the Board. Staff established the presentation opportunity that included a cone of silence, evaluation information, and presentation format which was communicated to all proposers and reception was confirmed.

Evaluation criteria is as follows:

- Purchase price including deposits, and term of deposits.
- Intended use of the building after renovations.
- Funding and financing of the entire project, proof of funding, source of funding, terms, if any, associated with funds. Include information related to funds and financing for the purchase of the structure, renovation of the structure and five (5) years of cash flow to cover the costs of operations and maintenance of the structure. Due Diligence and closing period requested including extensions and terms of extensions, if any.

- How the offer and proposed use meets the goals of the CRA and City.
- The public benefits associated with the offer including estimated property taxes generated from the structure with the proposed use.
- Experience in the purchase, renovation, operations and maintenance of commercial space. List of any redevelopment team members identified, including developer, financing partner, general contractor, architect, property manager and tenants.
- Impact of the offer and final use of the building on public services such as parking, sidewalk seating or use, alleyway usage if any, commercial loading/unloading.
- Timeline of project completion, including due diligence, closing, permitting, renovation, leasing, final build-out and soft/grand opening.

Each proposer will be given a fifteen (15) minutes block to present. Ten (10) minutes will be dedicated to presenting the offer, five (5) minutes will be dedicated to question and answers by the Board. If a presentation does not use the full ten minutes, this time can be allocated to the question and answer period. Presentations will not be allowed to go past the ten (10) minute allowance. This will be strictly enforced in order to allow time for questions by Board members.

The 314 Clematis Street property is located the Downtown / City Center CRA.

Property Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Proceeds from sale.

4. 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.