



401 Clematis Street  
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[www.wpb.org](http://www.wpb.org)

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  
Deputy City Clerk Jacqueline Mobley

**City of West Palm Beach**  
**Special Community Redevelopment Agency**  
**PASS/FAIL Agenda**  
**Monday, June 27, 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. PRESENTATION-SELECTED: Vita, LLC**

3.1. Selection of the proposer with whom to negotiate a contract for operator for the historic Sunset Lounge.

**Originating Department:**  
Community Redevelopment Agency

**Ordinance/Resolution:**  
N/A

**Background Information:**

Last February 1, 2022, the CRA issue a Request for Proposals ("RFP") accepting proposals from qualified applicants for the operation of the historic Sunset Lounge. The RFP identified the following objectives:

- a) The ultimate objective is the revival of the Sunset Lounge as a state-of-the-art performance and art-focused venue and African American cultural tourism destination that pays homage to its rich jazz history and the black history of the area, which further encourages the economic development of the historic Northwest neighborhood.
- b) Additionally, the CRA desires that the Sunset Lounge operator provide direct community benefits through the offering of music lessons, art exhibitions and performing arts classes, along with training for jobs in the hospitality industry.
- c) The CRA also desires that the operator of the Sunset Lounge provide programming for Heart & Soul park in connection with activities at the Sunset Lounge.

Two (2) proposals were received on May 16, 2022, from Mad Room Hospitality and Vita LLC.

A Technical Review Committee consisting of five members representing the entertainment and business community (Frank Baker, Diane Quinn, Gopal Rajegowda, Alisha Winn and Donald Burgess) reviewed the proposals, provided comments and scored the proposals according to a technical criteria established by the RFP.

In addition, the two proposers participated in a Community Stakeholder Tasting Experience on June 14, 2022 and members of the community were provided the opportunity to score each proposer showcase on decor, entertainment, food and beverage, hospitality and overall experience.

The CRA Board will decide the best value to the City, by tally vote, and will select one Proposer to begin negotiating an Operating Agreement. The CRA Board may require additional information and/or additional presentations prior to selection.

CRA/City staff will negotiate with the Proposer selected by the CRA Board for negotiation of a contract, based on the requirements of the RFP, and as directed by the CRA Board. The negotiated terms will be presented to the CRA Board for approval.

CRA District: Downtown / City Center District.

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.