



**West Palm Beach
Community Redevelopment Agency**

**DRAFT
AGENDA**

**March 9, 2020
4:00 P.M.**

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, FLORIDA 33401, {(561) 822-1210}

**MAYOR
KEITH A. JAMES**

**CITY COMMISSION
PRESIDENT CHRISTINA LAMBERT**

**COMMISSIONER KELLY SHOAF
COMMISSIONER RICHARD A. RYLES**

**COMMISSIONER CORY NEERING
COMMISSIONER JOSEPH A. PEDUZZI**

**ADMINISTRATION
INTERIM CRA EXECUTIVE DIRECTOR, ALLISON JUSTICE
CITY ATTORNEY, KIMBERLY ROTHENBURG
TREASURER, MARK A. PARKS
CITY CLERK, HAZELINE CARSON**

1. ROLL CALL

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.

COMMENTS FROM THE PUBLIC FOR NON-AGENDA ITEMS:

COMMENTS FROM THE BOARD:

ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA:

CONSENT (2):

2. **Minutes of the Community Redevelopment Agency Meeting of February 10, 2020.**
Agenda Cover Memorandum No.: 22074

Staff Recommended Motion:

Approve the Minutes of the Community Redevelopment Agency Meeting of February 10, 2020.

PRESENTATION (3):

3. **Presentation from Burkhardt Construction of cost savings from Phase 2 of the Clematis Streetscape Project.**
Agenda Cover Memorandum No.: 22075

Background:

Burkhardt Construction has completed Phase 2 of the Clematis Streetscape on the 100 and 200 Blocks. Savings in estimated budget after construction and future pavement replacement of the Centennial Fountain is \$950,068.05.

Fiscal Note:

Estimated cost savings totaling \$950,068 is available for future CRA bond eligible projects.

RESOLUTIONS (4-5):

4. **Resolution No. 20-6 authorizing the execution of Amendment Four to the Construction Manager at Risk Contract with Cooper Construction Management increasing the GMP and extending the contract time and expanding the GMP scope and price.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, ADJUSTING THE GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION OF THE SUNSET LOUNGE PROJECT; EXTENDING THE CONTRACT TIME; AUTHORIZING THE EXECUTION OF AMENDMENT FOUR TO THE CONSTRUCTION MANAGER AT RISK CONTRACT WITH COOPER CONSTRUCTION MANAGEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 22076

Staff Recommended Motion:

Approve Resolution No. 20-6.

Background:

In September of 2019 the Board approved Resolution 19-36 accepting the Guaranteed Maximum Price for construction and rehabilitation of the Historic Sunset Lounge and authorized the execution of Amendment three to the Construction Manager at Risk contract with Cooper Construction Management. Staff has determined a need to amend the construction contract to authorize use of owners' contingency funds allowing for quicker and more efficient execution of payment in the event of unforeseen construction related items. Due to unforeseen site conditions we are asking the delivery date be amended for a total of 534 calendar days from date of Revised Notice To Proceed (approximately April 13, 2021).

Fiscal Note:

Included in FY2020 Budget within the Sunset Lounge project.

5. **Resolution No. 20-17 authorizing the execution of an Agreement of Purchase and Sale between the West Palm Beach Community Redevelopment Agency and the Estate of Estelle Dockery for the purchase of real property located at 1220 N. Sapodilla Ave.**

RESOLUTION NO. 20-17: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE ESTATE OF ESTELLE DOCKERY FOR THE CRA'S PURCHASE OF REAL PROPERTY LOCATED AT 1220 N. SAPODILLA AVE., LOCATED IN THE HISTORIC NORTHWEST CRA TARGET AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 22077

Staff Recommended Motion:

Approve Resolution No. 20-17.

Background:

By Resolution No. 05-65 adopted November 7, 2005, the CRA adopted the Strategic Finance Plan including acquisition of vacant properties and disposition to the private sector for properties located in the Northwest Neighborhood. In September 2019, by Resolution No. 19-42, the CRA adopted the 14th Amendment to the Strategic Finance Plan (the "Plan") which identified non-owner-occupied properties that are distressed as an acquisition target in the Northwest Neighborhood target project area.

CRA staff has negotiated the purchase of the property located at 1220 N. Sapodilla Ave. (the "Property"). The Property is located in the Northwest Neighborhood and consists of a mixed use (retail/apartment) building totaling 4,888 square feet of gross building area located on a 6,874 square foot site. The subject property is located on the southeast corner of North Sapodilla Avenue and Palm Beach Lakes Boulevard. CRA has negotiated a purchase price of \$285,000, based on an appraisal by Anderson Carr. The property is considered a chronic nuisance and is negatively impacting property values in the neighborhood area. The acquisition of this property aligns with the CRA's efforts to remediate slum and blight and necessary for future redevelopment in the Historic Northwest CRA Target area.

Resolution No. 20-17 approves the purchase of the Property from the Estate of Estelle Dockery.

COMMISSION DISTRICT: The property is located in District 3: Commissioner Richard Ryles.

Fiscal Note:

Included in FY19-20 Northwest Target Area property acquisition budget.

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.