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Mayor Keith A. James
Commission President Shalonda Warren (District 2)
Commissioner Cathleen Ward (District 1)
Commissioner Christy Fox (District 3)
Commissioner Joseph A. Peduzzi (District 4)
Commissioner Christina Lambert (District 5)

CRA Executive Director Christopher Roog
City Attorney Kimberly Rothenburg
City Clerk Shaquita Edwards

City of West Palm Beach
Community Redevelopment Agency
PASS/FAIL Agenda
Monday, October 2, 2023
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.
- Any person desiring to address the Commission **shall** file a written request with the city clerk prior to consideration of the matter by the Commission or prior to the public comment portion of a meeting. The person wishing to speak **shall** complete a comment card for each agenda item the person wishes to address, which **shall** include the person's full name, address, and the numbered agenda item. The person will not be recognized if the comment card is not completed.

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- **PRESENTED.**

- 6.1. Presentation and discussion regarding a solicited proposal for a line of credit offer from Valley National Bank for the purposes of redeveloping the Broadway corridor.

Originating Department:

Community Redevelopment Agency

Background Information:

On January 31, 2022, the Board of the West Palm Beach CRA directed staff to initiate a series of action steps to help jump start the redevelopment of the Broadway Corridor. Per the CRA's Strategic Finance Plan for the Northwood-Pleasant City District, Amendment 19 and the City of West Palm Beach's Strategic Finance Plan, CRA staff has included these steps in its budget and work plan. They include:

- Broadway Mixed Use District Regulatory Update
- Banker Broker Event
- Marketing the Corridor
- Land Acquisitions

At the work session in January 2022, the Board also approved a task, which included borrowing fund to assist in the redevelopment of Broadway, specifically for property acquisitions. Since the work session and coordinating with the City's Finance Department and Financial Advisors, the CRA issued a formal solicitation for loan offers and has received one (1) offer from Valley National Bank.

The purpose of the presentation is to update the Board on the progress of Broadway redevelopment and discuss the Valley National Bank line of credit proposal with the Board. CRA staff is seeking direction on moving forward with the line of credit proposal.

CRA District: Northwood-Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact to the City.

7. APPOINTMENTS- ALL ITEMS WERE APPROVED.

- 7.1. Resolution No. 23-26 approving the reappointment of Angela Ogburn to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-26: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RE-APPOINTMENT OF ANGELA OGBURN TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-26.

Background Information:

The West Palm Beach Community Redevelopment Agency Advisory Board (CRAAB) for the Northwood / Pleasant City District is governed by Resolution No. 20-70. The CRAAB is made up of eleven (11) voting members representing the following groups and organizations:

1. One (1) member who is the owner of a business located in the Northwood/Pleasant City District: Currently filled by Denise T. Williams;
2. Two (2) at-large members from the Northwood/Pleasant City District: Currently filled by Roger Pisaneschi and Vacant;
3. One (1) member representing the Chamber of Commerce of the Palm Beaches: Currently filled by John Carpenter;
4. One (1) member representing a 501(c)(3) non-profit community-focused organization located in the Northwood/Pleasant City District: Currently filled by Craig Glover;
5. One (1) member representing a financial institution with an office in the City of West Palm Beach: Currently filled by Thais Sullivan;

6. One (1) property owner from the Northwood area of the Northwood/Pleasant District: Currently filled by Angela Ogburn;
7. One (1) property owner from the Pleasant City area of the Northwood/Pleasant District: Position filled by Alyassia Taylor;
8. One (1) member who is an architect, landscape architect, planner, or engineer: Currently filled by Michael Howe;
9. One (1) member with legal background: Currently filled by William Holland; and
10. One (1) member who is a general contractor or who has private sector development related experience: Currently filled by Robin Galanti.

The purpose of the CRAAB is to assist and advise the CRA in preparing and implementing the Northwood / Pleasant City CRA District Strategic Finance Plan, including recommending projects consistent with the Community Redevelopment Plan and Florida Community Redevelopment Act, and to recommend amendments or modifications to the Northwood/Pleasant City Strategic Finance Plan.

Angela Ogburn was re-appointed to the CRAAB in November 2020. This will be her second term under CRAAB Resolution No. 20-70, which allows for a maximum of three (3) consecutive terms. Ms. Ogburn will continue to serve in the capacity of representing a property owner from the Northwood area of the Northwood / Pleasant City District. Ms. Ogburn's reappointment was reviewed and recommended by the Nominating Committee.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact.

- 7.2. Resolution No. 23-27 approving the reappointment of Denise Williams to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-27: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RE-APPOINTMENT

OF DENISE WILLIAMS TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-27.

Background Information:

The West Palm Beach Community Redevelopment Agency Advisory Board (CRAAB) for the Northwood / Pleasant City District is governed by Resolution No. 20-70. The CRAAB is made up of eleven (11) voting members representing the following groups and organizations:

1. One (1) member who is the owner of a business located in the Northwood/Pleasant City District: Currently filled by Denise T. Williams;
2. Two (2) at-large members from the Northwood/Pleasant City District: Currently filled by Roger Pisaneschi and Vacant;
3. One (1) member representing the Chamber of Commerce of the Palm Beaches: Currently filled by John Carpenter;
4. One (1) member representing a 501(c)(3) non-profit community-focused organization located in the Northwood/Pleasant City District: Currently filled by Craig Glover;
5. One (1) member representing a financial institution with an office in the City of West Palm Beach: Currently filled by Thais Sullivan;
6. One (1) property owner from the Northwood area of the Northwood/Pleasant District: Currently filled by Angela Ogburn;
7. One (1) property owner from the Pleasant City area of the Northwood/Pleasant District: Position filled by Alyassia Taylor;
8. One (1) member who is an architect, landscape architect, planner, or engineer: Currently filled by Michael Howe;
9. One (1) member with legal background: Currently filled by William Holland; and
10. One (1) member who is a general contractor or who has private sector development related experience: Currently filled by Robin Galanti.

The purpose of the CRAAB is to assist and advise the CRA in preparing and implementing the Northwood / Pleasant City CRA District Strategic

Finance Plan, including recommending projects consistent with the Community Redevelopment Plan and Florida Community Redevelopment Act, and to recommend amendments or modifications to the Northwood/Pleasant City Strategic Finance Plan.

Denise Williams was re-appointed to the CRAAB in January 2020. This will be her second term under CRAAB Resolution No. 20-70, which allows for a maximum of three (3) consecutive terms. Ms. Williams will continue to serve in the capacity of owner of a business in the Northwood or Pleasant City sub-districts. Ms. Williams' reappointment was reviewed and recommended by the Nominating Committee.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact.

- 7.3. Resolution No. 23-29 approving the reappointment of Michael Howe to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-29: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RE-APPOINTMENT OF MICHAEL HOWE TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-29.

Background Information:

The West Palm Beach Community Redevelopment Agency Advisory Board (CRAAB) for the Northwood / Pleasant City District is governed by Resolution No. 20-70. The CRAAB is made up of eleven (11) voting members representing the following groups and organizations:

1. One (1) member who is the owner of a business located in the Northwood/Pleasant City District: Currently filled by Denise T. Williams;
2. Two (2) at-large members from the Northwood/Pleasant City District: Currently filled by Roger Pisaneschi and Vacant;

3. One (1) member representing the Chamber of Commerce of the Palm Beaches: Currently filled by John Carpenter;
4. One (1) member representing a 501(c)(3) non-profit community-focused organization located in the Northwood/Pleasant City District: Currently filled by Craig Glover;
5. One (1) member representing a financial institution with an office in the City of West Palm Beach: Currently filled by Thais Sullivan;
6. One (1) property owner from the Northwood area of the Northwood/Pleasant District: Currently filled by Angela Ogburn;
7. One (1) property owner from the Pleasant City area of the Northwood/Pleasant District: Position filled by Alyassia Taylor;
8. One (1) member who is an architect, landscape architect, planner, or engineer: Currently filled by Michael Howe;
9. One (1) member with legal background: Currently filled by William Holland; and
10. One (1) member who is a general contractor or who has private sector development related experience: Currently filled by Robin Galanti.

The purpose of the CRAAB is to assist and advise the CRA in preparing and implementing the Northwood / Pleasant City CRA District Strategic Finance Plan, including recommending projects consistent with the Community Redevelopment Plan and Florida Community Redevelopment Act, and to recommend amendments or modifications to the Northwood/Pleasant City Strategic Finance Plan.

Michael Howe was re-appointed to the CRAAB in January 2020. This will be his second term under CRAAB Resolution No. 20-70, which allows for a maximum of three (3) consecutive terms. Mr. Howe will continue to serve in the capacity of a member who is an architect, landscape architect, planner or engineer. Mr. Howe's reappointment was reviewed and recommended by the Nominating Committee.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact.

- 7.4. Resolution No. 23-30 approving the reappointment of William Holland to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-30: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RE-APPOINTMENT OF WILLIAM HOLLAND TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-30.

Background Information:

The West Palm Beach Community Redevelopment Agency Advisory Board (CRAAB) for the Northwood / Pleasant City District is governed by Resolution No. 20-70. The CRAAB is made up of eleven (11) voting members representing the following groups and organizations:

1. One (1) member who is the owner of a business located in the Northwood/Pleasant City District: Currently filled by Denise T. Williams;
2. Two (2) at-large members from the Northwood/Pleasant City District: Currently filled by Roger Pisaneschi and Vacant;
3. One (1) member representing the Chamber of Commerce of the Palm Beaches: Currently filled by John Carpenter;
4. One (1) member representing a 501(c)(3) non-profit community-focused organization located in the Northwood/Pleasant City District: Currently filled by Craig Glover;
5. One (1) member representing a financial institution with an office in the City of West Palm Beach: Currently filled by Thais Sullivan;
6. One (1) property owner from the Northwood area of the Northwood/Pleasant District: Currently filled by Angela Ogburn;
7. One (1) property owner from the Pleasant City area of the Northwood/Pleasant District: Position filled by Alyassia Taylor;
8. One (1) member who is an architect, landscape architect, planner, or engineer: Currently filled by Michael Howe;

9. One (1) member with legal background: Currently filled by William Holland; and
10. One (1) member who is a general contractor or who has private sector development related experience: Currently filled by Robin Galanti.

The purpose of the CRAAB is to assist and advise the CRA in preparing and implementing the Northwood / Pleasant City CRA District Strategic Finance Plan, including recommending projects consistent with the Community Redevelopment Plan and Florida Community Redevelopment Act, and to recommend amendments or modifications to the Northwood/ Pleasant City Strategic Finance Plan.

William Holland was appointed to the CRAAB in September 2020. This will be his second term under CRAAB Resolution No. 20-70, which allows for a maximum of three (3) consecutive terms. Mr. Holland will continue to serve in the capacity of representing a member with legal background. Mr. Holland's reappointment was reviewed and recommended by the Nominating Committee.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact.

8. RESOLUTIONS- ALL ITEMS WERE APPROVED.

- 8.1. Resolution No. 23-25 approving an agreement among CityPlace North I LLC, 515 Fern Owner LLC, the CRA, and the City for the conveyance of the CRA-owned property located at 900 6th Street to the Developers for the relocation of two (2) historic structures, the renovation of the structures, and the sale of the homes as workforce housing to qualified buyers.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-25: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AGREEMENT AMONG 515 FERN OWNER LLC, CITYPLACE NORTH I, LLC, THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF WEST PALM BEACH FOR THE CONVEYANCE OF 900 6TH STREET FOR THE RELOCATION OF TWO (2) ELIGIBLE HISTORIC

STRUCTURES FROM 520 EVERNIA STREET AND 610 EVERNIA STREET; AND THE RESTORATION AND RESALE OF THE HOMES AS WORKFORCE HOUSING; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-25.

Background Information:

Last year, the Related Companies approached the CRA with a proposal to relocate two (2) structures currently located at 520 and 610 Evernia Street to the CRA-owned site located at 900 6th Street within the Northwest neighborhood. The two (2) structures are listed as properties eligible for historic designation per the Downtown Master Plan (DMP). This listing requires any Developer who wishes to utilize incentives of height or Floor Area Ratio for a project to either incorporate or relocate the eligible structure.

The relocation of the structures was needed to allow the proper redevelopment of the 520 Evernia Street site with a proposed 25-story office building and the future redevelopment of the 610 Evernia Street site. On December 21, 2022, Related Companies obtained approval from the Historic Preservation Board to relocate the eligible structures to the 900 6th Street site.

Related Companies desires now to enter into an agreement with the CRA for the relocation of the two (2) structures to the 900 6th Street CRA-owned property. The agreement proposes:

1. Conveyance of 900 6th Street by the CRA and the re-platting of the property into two (2) parcels.
2. Relocation of the two (2) Structures to the new parcels.
3. Historic restoration of the Structures and renovation as residential homes.
4. Designation of the Structures as "historic".
5. Sale of Transferable Development Rights ("TDRs") from the parcels.
6. Resale of each of the Structures/historic homes to a Qualified Buyer.

The two (2) structures will be sold to households with a maximum income of 140% of the area median income as established by the Florida Housing Finance Corporation and published by the City. A "First look" option will be offered to City's first responders, City and CRA employees and Northwest residents and business owners.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact. Closing cost will be covered by the Developer.

- 8.2. Resolution No. 23-31 consenting to the installation of improvements within CRA property and approving a Property Improvements and Maintenance Agreement among HTG Banyan, LLC, the City of West Palm Beach and the West Palm Beach Community Redevelopment Agency regarding the adjacent CRA property, streetscape improvements, and maintenance responsibilities.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-31: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY CONSENTING TO THE INSTALLATION OF IMPROVEMENTS WITHIN CRA PROPERTY; APPROVING A PROPERTY IMPROVEMENT & MAINTENANCE AGREEMENT AMONG HTG BANYAN, LLC, THE CITY OF WEST PALM BEACH, AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, REGARDING THE ADJACENT CRA PROPERTY, STREETSCAPE IMPROVEMENTS, AND MAINTENANCE RESPONSIBILITIES FOR SAID IMPROVEMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-31.

Background Information:

In 2020, the CRA Board approved Resolution No. 20-52 and Resolution No. 20-58 recording a restrictive covenant to restrict the construction of an occupied structure on the CRA property located at 204-206 N. Sapodilla located immediately north of the Flagler Station project and provide an incentive to HTG Banyan, LLC (the Developer of Flagler Station) to construct a linear park on the CRA property. Subsequently, Resolution No. 20-59 approved a Revocable License Agreement and a Linear Park Maintenance Agreement for HTG Banyan LLC to access, design, construct, operate, and maintain the liner park adjacent to their project.

After the linear park design was completed, the construction cost estimate received by the Developer was higher than the \$500,000 allocated for the project. The CRA has been working with HTG Banyan LLC on the redesign of the project to ensure the project can be done within the allocated budget. Resolution No. 23-31 provides additional time for the CRA and the Developer to agree on the adjusted linear park design, and confirms each

party's responsibilities with respect to the CRA property, but also the installation of streetscape improvements on the City's right of way and its maintenance.

City Commission companion item Resolution No. 252-23 will be presented for the City Commission approval on October 2, 2023.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

- 8.3. Resolution No. 23-32 authorizing the CRA contribution of the historic preservation bonus assessment related to the approval of The District at Northwood project.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-32: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A BUILDING HEIGHT BONUS AGREEMENT FOR NORTHWOOD SQUARE AMONG IMMOCORP VENTURES, LLC, THE CITY OF WEST PALM BEACH, AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-32.

Background Information:

In 2018, the City Commission approved Ordinance No. 4772-18 that implemented the visioning results for the Northwood Mixed Use District (NMUD). The amendments established a Historic Preservation Fund to help with the preservation of historic resources within NMUD consistent with the Historic Preservation Element of the City's Comprehensive Plan.

The adopted Zoning and Land Development Regulations gave Developers the option to increase their building height by electing to participate in different bonus options depending on their location in the core sub-district, transition sub-district, or edge sub-district. The options include the historic preservation height bonus assessment, which required one of the options to pay in to the Northwood preservation Fund.

In September 22, 2020, the CRA entered into a property development and lease agreement with Immocorp Ventures LLC for the development of the Northwood Square development at the CRA-owned property known as the Anchor site.

The Northwood Square development, currently under the final stages of site plan approval, elected to utilize the historic preservation height bonus assessment to increase its building height from six (6) stories to eight (8) stories and desires to complete its contribution and proceed with the approval of its building permits.

Considering the specific assessment amount had not been established by the City Commission at the time the project submitted for site plan approval, the City, the CRA, and the project Developer have agreed to a total contribution of \$65,000 to the Historic Preservation Fund for the project to comply with the intent of the incentive.

The CRA will contribute the agreed \$65,000 contribution to the NMUD historic preservation fund on behalf of the Developer. The CRA contribution supports the goals established by Amendment No. 19 of the CRA's Strategic Finance Plan for the Northwood/Pleasant City District, which identifies the Anchor Site/Northwood Square project as a targeted project to spur redevelopment in the neighborhood, with a goal of working with the Developer to ensure completion of the project.

The contribution shall be credited by the City to the NMUD historic preservation fund. The contribution shall be allocated to the restoration of the historic building to be relocated from 320 Lakeview Avenue to 446 Northwood Road. In the event such relocation cannot occur, such funds shall be used by the City for programs of projects that maintain or improve historic structures in the Northwood Road Historic District, and the use of such funds shall be determined by the City Commission.

Companion Resolution No. 251-23 is being presented for approval to the City Commission.

Commission District 1: Commissioner Cathleen Ward.

- 8.4. Resolution No. 23-33 approving the First Amendment to the Interlocal Funding Agreement between the West Palm Beach Community Redevelopment Agency and the City of West Palm Beach for funding Phase 2 of the consulting services for the City's Banyan Parking Garage Redevelopment Project, not to exceed \$77,580.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-33: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO THE FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY

OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF CONSULTING SERVICES FOR THE REDEVELOPMENT OF THE BANYAN GARAGE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-33.

Background Information:

The Banyan Garage is located at 200 Banyan Boulevard and services approximately 400 public parking spots and storage for community events.

Amendment No. 18 to the Strategic Finance Plan for the Downtown/City Center CRA District identifies the redevelopment of the Banyan Garage as a project goal for the Downtown core area.

On April 26, 2021, staff presented to the CRA Board a proposal to begin the necessary steps to investigate the redevelopment of the Banyan Garage (Garage). The Garage was built over thirty (30) years ago and is a candidate site for redevelopment.

After conducting a procurement for real estate consulting, three (3) firms were identified to assist the City with strategic real estate redevelopment initiatives in order to provide guidance to staff and the City Commission. The three (3) firms identified include: (1) Concourse Group, (2) JLL, and (3) BDO. Concourse Group was selected for this Garage project.

Concourse Group's scope of work for the garage project is broken into three (3) phases should the City Commission choose to move forward. Phase 1 was the due diligence phase, which includes options on the types of projects that can be pursued. Concourse Group completed Phase 1 and presented the findings to the City Commission at a work session on June 13th. After the work session, review of the information and feedback from the private sector, staff is recommending to move forward with Phase 2, which would include the drafting of a formal public solicitation for redeveloping the garage and assessing up to six (6) proposals that will then be shared with the Board for consideration.

A portion of the scope for Phase 2 by Concourse will include input into the formal public solicitation. In the information required to be submitted by Developers, will include items directed by the City Commission at the work session, including a parking plan, while the the Banyan Garage is offline; financial ability to executed the project; experience showing past successes in similar projects; and general concepts of what will be included in a new garage structure along with the replacement of 390 spaces. The formal public solicitation will be shared with the Mayor, City Commissioners, and City Administration prior to public advertisement.

Assuming the City Commission selects a Developer at the conclusion of Phase 2, Phase 3 would include assisting staff in the negotiation of a development agreement. The City has requested that the redevelopment project for the garage be formed in a manner that utilizes private sector financing and expertise. Because a Public Private Partnership (P3) model may be desired for the garage project, it is critical to have a consulting firm familiar with P3s work with the City each step of the way to ensure a proper project, process, and long-term agreement are conducted to maintain the interest of the City.

The Interlocal Agreement requires the approval of the City Commission to proceed with the next phase and the appropriation of sufficient funds by the CRA Board, before proceeding with each subsequent phase of consulting services.

The CRA has allocated \$77,580 for Phase 2 of this project. Should the City Commission desire to move onto Phase 3, the CRA will return with an additional interlocal agreement and funding allocation.

Resolution No. 23-33 approves the Funding Interlocal Agreement.

The City Commission companion item is Resolution No. 254-23.

CRA District: Downtown/City Center District.

Commission District 3: Commissioner Christy Fox.

- 8.5. Resolution No. 23-34(F) authorizing the transfer of CRA funds in fiscal year 2023/2024 to provide funding for a building height bonus agreement for the Northwood Square project.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-34(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 2023/2024 TO PROVIDE FUNDING FOR A BUILDING HEIGHT BONUS AGREEMENT FOR NORTHWOOD SQUARE AMONG IMMOCORP VENTURES, LLC, THE CITY OF WEST PALM BEACH, AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-34(F).

Background Information:

Resolution No. 23-34(F) is a companion item to Resolution No. 23-32 authorizing the CRA contribution of \$65,000 for the payment of the historic preservation bonus assessment related to the approval of The District at Northwood project (aka Northwood Square).

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

Transfer to Fund 001.

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