



401 Clematis Street
West Palm Beach, Florida 33401
(561) 822-2222 (TTY) 800-955-8771
www.wpb.org

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
DRAFT Agenda
Monday, November 13, 2023
4:00 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 three (3) 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

- 6.1. Annual presentation by Dr. Alisha Winn regarding applied anthropological work completed over the last twelve (12) months.

Originating Department:

Community Redevelopment Agency

Background Information:

Alisha R. Winn, Ph.D. is an applied cultural anthropologist whose work focuses on race, class, identity, educational disparities, historic preservation in communities, heritage education for youth, historic African American insurance companies, and oral histories. She received her Ph.D. from the University of South Florida in Applied Anthropology, MA in Anthropology (Georgia State University), BA in Anthropology (Florida Atlantic University), and a BA in Sociology (Bethune-Cookman University).

Dr. Winn currently consults in preservation and community building efforts for the City of West Palm Beach's Community Redevelopment Agency (CRA) in the Historic Northwest District and is project director for the Palm Beach County African American Oral History Pilot Project, enabling youth to preserve and document the lives of community elders. She provides professional development to teachers and students about cultural anthropology in the Palm Beach County School System and Cultural Programs.

Dr. Winn has consulted and served as lead facilitator for several community-engaged projects: Habitat for Humanity's Historical Plaque Project; the Historic Northwest Pioneer Banners; the West Palm Beach Museum Planning Project for the historic Roosevelt High School; the Storm of '28 Memorial Park Coalition, Inc., bringing educational awareness about the mass gravesite of the 674 Black victims of the 1928 storm; the African American Research Library Palm Beach County, Inc. (AARLCC); the Lincoln Park-Coleman Park Culture and History Committee; the Palm Beach County African Diaspora Historical and

Cultural Society, Inc.; and the Palm Beach County's School System's African and African American Summer Institute.

Per her agreement with the CRA, Dr. Winn presents her work to the CRA Board annually.

CRA District: Downtown / City Center.

Commission District 3: Commissioner Christy Fox.

7. APPOINTMENTS

- 7.1. Resolution No. 23-28 approving the reappointment of John Carpenter to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-28: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RE-APPOINTMENT OF JOHN CARPENTER TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-28.

Background Information:

The West Palm Beach Community Redevelopment Agency Advisory Board (CRAAB) for the Northwood / Pleasant City District is governed by Resolution 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 project 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.

John Carpenter was appointed to the CRAAB in December 2020. This will be his second term under CRAAB Resolution No. 20-70, which allows for a maximum of three (3) consecutive terms. Mr. Carpenter will continue to serve in the capacity of representing the Chamber of Commerce of the Palm Beaches. Mr. Carpenter'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. CONSENT CALENDAR

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.

- 8.1. Minutes of the Community Redevelopment Agency Meeting of September 5, 2023.

Originating Department:
Mayor's Office

- 8.2. Minutes of the Community Redevelopment Agency Meeting of October 2, 2023.

Originating Department:
Mayor's Office

9. RESOLUTIONS

- 9.1. Resolution No. 23-35 approving an amendment to the agreement among the City of West Palm Beach, the West Palm Beach CRA, and 300 Banyan, LLC for the construction of City improvements in a portion of the 300 block alley located between Banyan Boulevard and Clematis Street.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-35: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AMENDMENT NO. 1 TO THE AGREEMENT AMONG THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF WEST PALM BEACH, AND 300 BANYAN LLC, REGARDING ADDITIONAL FUNDING IN THE AMOUNT OF \$450,000 FOR CITY IMPROVEMENTS IN THE ALLEY LOCATED IN THE 300 BLOCK BETWEEN CLEMATIS STREET AND BANYAN BOULEVARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:
Approve Resolution No. 23-35

Background Information:

Last April 3, 2023, the CRA Board approved Resolution No. 23-9 for an agreement between the City, the CRA, and 300 Banyan LLC related to the construction of improvements to the 300 block alley located between Clematis Street, Banyan Boulevard, Olive Avenue, and Dixie Highway for a total amount of \$2,500,000.

The approved agreement includes the construction of the Phase I alley improvement on the portion of the alley immediately adjacent to the 300

Banyan office project being developed by 300 Banyan LLC (eastern portion of alley). The construction of the improvements in Phase I is currently underway.

As the construction advanced, it has been determined that some work originally contemplated for Phase II will need to be completed during Phase I. The additional work includes the conversion of overhead to underground utilities for Comcast and AT&T from the western boundary of the 300 Banyan project to Dixie Highway, and the preparation for Phase II of the underground connection of the FPL lines to be performed by the City next year. The cost of the additional work is estimated at \$450,000. Resolution No. 23-35 amends the original agreement to provide for the additional funding.

CRA budget for FY 22/23 included a total allocation of \$5,000,000 for the completion of the entire project. Resolution No. 23-9 approved the agreement for the funding of Phase I with a total cost of \$2,500,000 and funds have been encumbered. The remainder \$2,500,000 were allocated for Phase II. The proposed Resolution No. 23-35 will transfer \$450,000 from Phase II funding to Phase I.

Resolution No. 295-23, included on the November 13, 2023 City Commission agenda, is a companion item to this resolution and provides the City's approval for the proposed amendment.

CRA District - Downtown / City Center District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Approval of this item will provide appropriations for Phase I. and Phase II. of the Clematis alleyway improvement project.

- 9.2. Resolution No. 23-36(F) transferring funds in the amount of \$40,000 to the Administrative expense lines for the Security Manager position.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION 23-36(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 FOR THE PURPOSE OF AMENDING THE NORTHWOOD/PLEASANT CITY COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO PROVIDE FOR THE TRANSFER OF FUNDS IN THE AMOUNT OF \$40,000 TO ADMINISTRATIVE EXPENSES TO FUND THE POSITION

OF SECURITY MANAGER IN THE NORTHWOOD/PLEASANT DISTRICT, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-26(F).

Background Information:

During the 2023 budget season, the CRA Board approved funding for a City position to oversee contract private security services. The purpose of the Security Manager position included contract oversight; ensuring coordination between City's Police Department and private security service personnel; point of contact for public information related to private security matters; and a matter expert related to security practices for public spaces.

The position will be housed in City Hall and reporting to the CRA Executive Director and City Administration. The Security Manger is expected to be hired and begin prior to the end of the year.

CRA District: Downtown City Center and Northwood-Pleasant City-Broadway.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

- 9.3. Resolution No. 23-37(F) transferring funds in the amount of \$160,000 to the Administrative expense lines for the Security Manager position.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-37(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 FOR THE PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO PROVIDE FOR THE TRANSFER OF FUNDS IN THE AMOUNT OF \$160,000 TO ADMINISTRATIVE EXPENSES TO FUND THE POSITION OF SECURITY MANAGER IN THE DOWNTOWN/CITY CENTER DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-37(F).

Background Information:

During the 2023 budget season, the CRA Board approved funding for a

City position to oversee contract private security services. The purpose of the Security Manager position included contract oversight; ensuring coordination between City's Police Department and private security service personnel; point of contact for public information related to private security matters; and a matter expert related to security practices for public spaces.

The position will be housed in City Hall and reporting to the CRA Executive Director and City Administration. The Security Manger is expected to be hired and begin prior to the end of the year.

CRA District: Downtown City Center and Northwood-Pleasant City-Broadway.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

- 9.4. Resolution No. 23-39 approving a third amendment to the Development Incentive Agreement between the West Palm Beach Community Redevelopment Agency and POTP, LLC d/b/a Parkland on the Park to extend the project completion date to March 31, 2024.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 23-39: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A THIRD AMENDMENT TO THE DEVELOPMENT INCENTIVE AGREEMENT WITH POTP, LLC D/B/A PARKLAND ON THE PARK, LLC TO EXTEND THE PROJECT COMPLETION SCHEDULE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 23-39.

Background Information:

The POTP Development Incentive Agreement for the Broward project (now known as Park West) was previously extended to a completion date of December 31, 2023. We had anticipated a certificate of occupancy date of November 30, 2023, which would have fit within the completion date.

While the building is 95% complete, due to circumstances beyond the control of the Developer, the project will not be completed by December 31, 2023. These include continued material delays, changes required to sewer laterals from the building, and additional infrastructure added by the City. Below is a list of the detailed items causing delays.

- Back ordered components for the electrical system. These are necessary to power up the building. Until the building is powered up, permanent power cannot be brought to the units.
- The north and east sanitary sewer lines did not comply as designed with the actual site conditions and had to be redesigned, reapproved, and now must be rebuilt.
- The City required the following infrastructure improvements:
 - a new water main has to be installed and the old one demolished;
 - storm drainage and piping have to be changed on Picadilly; and
 - a new sewer manhole has been installed at Picadilly and Broward.

The City improvements are at various stages of approval and will need to be completed by the City's contractor once approved. Roadways will then require restoration, curbing, and striping.

The Developer has requested an addition ninety (90) days to complete the necessary work for a certificate of occupancy and to finish the remaining 5% of the building. The requested deadline proposed by the Developer is March 31, 2024.

The extension to POTP's incentive agreement was presented to the CRA-Advisory Board on Friday, October 27th. The CRA-Advisory Board recommended unanimously in favor of the extension to March 31, 2024.

CRA District: Northwood Village-Pleasant City - Broadway.

Commission District 1: Commissioner Cathleen Ward.

10. 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