

**West Palm Beach**  
**Community Redevelopment Agency Meeting Minutes**  
**July 17, 2017 2:06 p.m.**  
**City Commission Chambers**

1. **Roll Call – Present: Chair Geraldine Muoio, Commissioners Shanon Materio, Keith James, Sylvia Moffett, Cory Neering and Paula Ryan, CRA Executive Director Jon Ward, CRA Attorney Kimberly Rothenburg, Treasurer Mark Parks and Secretary Kelly Avery.**

**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, Sections 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:**

**There were none.**

**COMMENTS FROM THE BOARD:**

**Commissioner Ryan said that since there is a CRA Strategic Finance Plan workshop next week, she would like some of the items on the agenda be heard at that workshop.**

**Mayor Muoio responded that she will take each one as we go through the agenda.**

**Commissioner Moffett gave a shout out to the CRA and Aesop's Table for the tiny tables in Northwood Village. She commented on the Mango Fest.**

**ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA:**

**There were none.**

**CONSENT (2 – 4):**

- 2. Minutes of the Special Community Redevelopment Agency Meeting of May 1, 2017.**
- 3. Minutes of the Community Redevelopment Agency Meeting of May 8, 2017.**
- 4. Minutes of the Community Redevelopment Agency Meeting of June 5, 2017.**

**Motion was made by Commissioner James, seconded by Commissioner Materio, to approve the Consent Calendar; and thereafter it was voted as follows: Ayes: Commissioners James, Moffett, Neering, Ryan, and Materio. Motion therefore carried unanimously.**

**RESOLUTIONS (5 – 8):**

- 5. Resolution No. 17-33 approving the proposed mural project for the Tamarind Corridor and approving license agreements with the property owners allowing for the installation of the murals on the buildings.**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE MURAL PROJECT FOR THE TAMARIND CORRIDOR; APPROVING LICENSE AGREEMENTS WITH THE PROPERTY OWNERS OF 1020 AND 1029 N. TAMARIND AVENUE**

**TO ALLOW FOR INSTALLATION OF THE MURALS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**Genia Baker, Project Manager for the Northwest Historic District, presented this item. She provided background on Street Art and the murals they have done throughout the city. She showed the location of the two proposed Tamarind Mural Projects as well as a sample of murals that will be placed on the two buildings. She said that both murals have been approved by Arts in Public Places (AIPP) and they will be providing partial funding for the second mural. Staff requests approval of the resolution to allow for funding of both projects.**

**Commissioner Moffett said that she wants the local artists to have a chance at doing murals in the city.**

**Commissioner Ryan stated that she wishes this was codified somewhere so that people will know how to apply and make themselves known to the CRA. She would like to know how they can make this more open to more artists in the community.**

**Mayor Muoio asked Mr. Ward and his staff to put a process together.**

**Motion was made by Commissioner Ryan, seconded by Commissioner Neering, to approve Resolution No. 17-33; and thereafter it was voted as follows: Ayes: Commissioners James, Materio, Moffett, Neering and Ryan. Motion therefore carried unanimously.**

- 6. Resolution No. 17-31 authorizing a Lease Agreement between CRA and American Legion Post 199, Inc., for the approximately 2,541 sq. ft. space located at 1020 NW 11th Street on a rent free basis in exchange for constructing certain improvements at the property.**

**Resolution No. 17-32 authorizing a Sub-Lease Agreement between the CRA and the Northwest Community Consortium, Inc., for the 2,541 sq. ft. portion of the property located at 1020 NW 11th Street.**

**RESOLUTION NO. 17-31: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE**

**AGREEMENT BETWEEN THE AMERICAN LEGION POST 199, INC. AND WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE LEASE OF A PORTION OF THE PROPERTY LOCATED AT 1020 11TH STREET, WEST PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**RESOLUTION NO. 17-32: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A SUB-LEASE AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE NORTHWEST COMMUNITY CONSORTIUM, INC. FOR THE SUB-LEASE OF A PORTION OF THE PROPERTY LOCATED AT 1020 11TH STREET, WEST PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**Ms. Baker presented this item. She provided background on the agreement with the CRA and programs offered by the Northwest Community Consortium, Inc. (NCCI). She also provided background on the new program called Historic Northwest Clean and Green Team and why it should be held in the American Legion location. She said that the resolutions will allow the agency to lease and sub-lease to NCCI approximately 2,500 square feet of space in the American Legion facility for the new program. She said that in exchange the agency will pay \$1.00 per year and make certain leasehold improvements to bring the building up to code to accommodate the operations.**

**Teresa Johnson, Executive Director of NCCI, provided information on the Clean and Green Team program and thanked the CRA for its support. She said that they have a long standing relationship and partnership with the American Legion.**

**Ms. Baker discussed the renovations that will be done to the building. She said the total cost will be \$150,000 and that is what they are requesting in the resolution.**

**Commissioner Neering asked about the current employees working for the Clean and Green Team.**

**Ms. Baker explained how they are working with the city's Public Works Department.**

**Commissioner Neering asked why they never utilized the first CRA space.**

**Ms. Baker responded due to the size and zoning.**

**Commissioner Ryan said that this type of incentive should be offered to other businesses in the Northwest neighborhood and this should be codified so that they can be engaged as part of the incentives.**

**Mayor Muoio said that incentives are already built into the plan and it is available to everyone online and through the Economic Development Department.**

**Motion was made by Commissioner Ryan, seconded by Commissioner Neering, to approve Resolution No. 17-31 and Resolution No. 17-32; and thereafter it was voted as follows: Ayes: Commissioners James, Materio, Moffett, Neering and Ryan. Motion therefore carried unanimously.**

- 7. Resolution No. 17-30 approving the initial terms of a development incentive grant for space at 314 Clematis Street to be fully negotiated and brought back to the board for approval.**

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE FUNDING OF A DEVELOPMENT INCENTIVE GRANT TO TRIFECTA CLEMATIS, LLC, FOR RENOVATIONS AND RENT AT 314 CLEMATIS STREET RELATED TO THE "12 FOR 12" KNIGHTS FOUNDATION CITIES CHALLENGE; AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT; APPROVING FUNDING FOR THE RENOVATION OF THE BUILDING TO CREATE SMALL RETAIL SHOPS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**Christopher Roog, Director of Economic Development, presented this item. He said that due to the history of 314 Clematis Street and having the opportunity for change to Clematis Street, they approached the**

**landlord and they were very attractive to the idea where you have large square footage that can be broken up for small businesses. He said with the Knight Foundation Grant the CRA can add support around it. He feels that this project would be a great place to start and will be a hub for the overall project.**

**Jon Ward, CRA Executive Director, stated that there has been no public discussion on this concept. He said that they were initially going to lease the space for a specific period of time but then thought it would be much simple if they did a grant for improvement of the space. It is their intention to retain an architect to design the space that will open up to the alleyway. He wants permission from the Board to move forward with the development and execution of securing the space and also to approve the budget suggested for it.**

**Mayor Muoio said that she is very excited about this project and mentioned the Chelsea Market in New York. She said if we can produce anything close to that, since we have gotten this substantial grant from the Knight Foundation which shows that they have a lot of faith in what we are doing, she thinks it will help change the reputation of Clematis Street.**

**Commissioner Ryan asked how to take that baseline \$180,000 and expand it to multiple locations and open it up to different businesses. She asked for an explanation of the Jacobson Hotel incentives.**

**Mayor Muoio said that the Board approved \$1 million for Bill Jacobson to build a hotel on Dixie Highway and Evernia.**

**Commissioner Moffett asked why Bill Jacobson did not build the hotel.**

**Mr. Ward responded that Mr. Jacobson's hotel project is not moving forward. He said that they are currently working with another organization that wants to buy and renovate the building.**

**Motion was made by Commissioner James, seconded by Commissioner Materio, to approve Resolution No. 17-30; and thereafter it was voted as follows: Ayes: Commissioners James, Materio, Moffett, Neering and Ryan. Motion therefore carried unanimously.**

- 8. Resolution No. 17-34 establishing terms and authorizing an Incentive Agreement with Transit Village for tax-increment refunding of \$25,000,000 for the Transit Village Transit Oriented Development.**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ESTABLISHING TERMS AND APPROVING AN INCENTIVE AGREEMENT FOR TAX INCREMENT REFUNDING FOR THE PROPOSED PODIUM PLAZA TRANSIT ORIENTED DEVELOPMENT; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

Mr. Ward presented this item. He said that in the agreement they need to come to an amount of tax increment funding (TIF) they are going to allocate to the project. He said that the applicant has submitted a proposal for the CRA to fund the garage and parking podium. He mentioned previous numbers provided and said the most current request is for \$136 million. Staff recommends that we cap the number at no more than \$25 million or whatever number the Board feels is appropriate. Staff does not support the request from the developer.

Mayor Muoio mentioned other projects they have incentivized in the past and said none of which comes close to the \$25 million.

Bruce Lewis, PIO for Transit Village, presented the Transit Village proposal. He introduced Steven Abrams, Palm Beach County Commissioner and Chairman of the South Florida Regional Transportation Authority (SFRTA). He said that both the County and SFRTA are contract partners for the Transit Village.

Mr. Abrams said that he is here as Chairman of SFRTA. He said that the county has been supportive financially of this project. He provided background on his relationship with Mr. Masanoff. He provided information regarding the Transit Oriented Development (TOD) and urged the city to support the request of Transit Village.

Art Swanson, Trustee, Governor and past vice chair for Global and National District council for Urban Land Institute, spoke about the issues and benefits with Transit Villages and said he supports this

**project.**

**Rick Gonzalez, Architect, provided background on his relationship with Mr. Masanoff and spoke in support of the Transit Village.**

**Commissioner Ryan asked how the TOD proposal has made it forward this far without the City's agreement on the amount of TIF for the project.**

**Mr. Lewis said that they have not done a presentation yet and to limit it to five minutes is not enough time.**

**Mayor Muoio said that they are familiar with the project and support it. We are talking about the extent we want to support it financially and that is the only question before the Board today.**

**Michael Masanoff said that he has spent about 25% of his life on this project with support from several agencies including the city. He provided background on when this project started and the commitment made by the CRA. He presented a Resolution from 2005 that authorized the TIF money as well as a Resolution from 2012 that showed support of the project. He discussed the numbers for the project and how they got to the amount that they are requesting from the City.**

**Public comments were made by the following: Rick Kolb, Stewart Bosley, Teresa Johnson, Steve Messam, Jeff Koons, Richard Ryles, Michael Cleveland and Robbie T. Littles.**

**Commissioner Ryan commented on the Community Benefits Agreement.**

**Motion was made by Commissioner Ryan to approve Mr. Masanoff's request.**

**Commissioner James asked for clarification on the number.**

**Commissioner Ryan responded \$93 million is the number requested.**

**The motion died for lack of a second.**



**Mayor Muoio stated that there is an existing recommendation of Resolution No. 17-34 to establish the total amount of tax increment and to set the not to exceed of \$25 million. She asked if there is a motion for it.**

**Commissioner Neering asked how they reached the \$25 million.**

**Mr. Ward said that is a not to exceed number. Staff looked at all the programs that they had up to this point and what was reviewed to make their determination.**

**There was discussion about how long this project has been around; how the variables have changed; and the amount being requested.**

**Mayor Muoio asked if someone would like to make a motion to approve Resolution No. 17-34.**

**Commissioner Moffett commented on the parking and asked why they are paying for patrons to park around the city.**

**Mr. Masanoff responded regarding the parking.**

**Jeff Green, City Administrator, explained the amount coming from the county.**

**Motion was made by Commissioner Moffett to approve Resolution No. 17-34 in a TIF incentive amount not to exceed \$25,000,000.**

**The motion died for lack of a second.**

#### **ADJOURNMENT:**

**There being no further business to come before the Board, the Community Redevelopment Agency meeting was adjourned at 3:35 p.m.**

**APPROVED AT THE COMMUNITY REDEVELOPMENT AGENCY  
MEETING OF SEPTEMBER 14, 2017.**

**APPROVED:**

**X** *Geraldine Muoio*

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Signed by: Geraldine Muoio

**PRESIDING OFFICER**

**ATTEST:**

**X** *Hazline F. Carson*

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Signed by: Hazeline F Carson

**SECRETARY**