



**West Palm Beach  
Community Redevelopment Agency**

**PASS/FAIL AGENDA**

**May 5, 2008  
2:30 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, 200 SECOND STREET, WEST PALM BEACH, FLORIDA 33401, {(561) 822-1210}**

**CHAIR  
LOIS J. FRANKEL**

**CITY COMMISSION**

- COMMISSIONER GERALDINE MUOIO, VICE CHAIR  
 COMMISSIONER WILLIAM MOSS  
 VACANT  
 COMMISSIONER ISAAC ROBINSON, JR.  
 COMMISSIONER MOLLY DOUGLAS

CRA EXECUTIVE DIRECTOR KIM BRIESEMEISTER  
TREASURER RANDY M. SHERMAN  
SECRETARY BLANE KAUTHEN

**1. ROLL CALL**

**COMMENTS FROM THE PUBLIC FOR NON-AGENDA ITEMS:**

**COMMENTS FROM THE BOARD:**

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

**PRESENTATIONS:**

2. **Presentation updates of the Artist-In-Residency grant program.  
Agenda Cover Memorandum No.: 611**

**Staff Recommended Motion:**

Hear presentations.

**Background:**

At its October 10, 2006 Board Meeting, the CRA Board adopted the Artist-in-Residency Grant Program for the Downtown/City Center CRA District and authorized the CRA Executive Director to implement the program. The Artist-in-Residency Grant program was created to promote the arts, heritage or the environment through the comprehensive interaction between professional Artists, a Host (City Department, public Agency, local business, or a 501(c)(3), nonprofit cultural organization) and the CRA. The program's mission is to create affiliations between Artists and the City to benefit residents within the downtown CRA District. Residency programs must include hands-on experience for participants through activities such as workshops or classes culminating in original works of art, exhibitions, cultural events, and/or performances designed to have a significant and lasting impact on the community.

At its October 2, 2007 Board Meeting, the CRA Board approved the Chair to enter into Agreement with the recipient(s) of the Artist-in-Residency Grant Program for the Downtown/City Center CRA District. Two (2) of the recipients will be providing updates as to the status of their programs as follows:

Artist	Host	Grant Award
Matthew Hyner	West Palm Beach Public Library	\$ 23,150.00
William King	Police Athletic League	\$ 24,220.00

The recipients will complete their Artist-In-Residency program by December 31, 2008.

**CONSENT CALENDAR (3 – 4): ALL CONSENT CALENDAR ITEMS PASSED.**

3. **Minutes of the Regular Board Meeting held March 10, 2008.  
Agenda Cover Memorandum No.: 612**

**Staff Recommended Motion:**

Approve Minutes of the Regular Board Meeting held March 10, 2008.

4. **Minutes of the Regular CRA Board Meeting held April 7, 2008.  
Agenda Cover Memorandum No.: 618**

**Staff Recommended Motion:**

Approve Minutes of the Regular CRA Board Meeting held April 7, 2008.

**RESOLUTIONS (5 – 10):**

5. **Resolution No. 08-34(F) ADOPTED** authorizing the appropriation of CRA funds in Fiscal Year 2007/2008 for notice and demolition fees associated with the demolition of the structure at 427 Evernia Street.

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2007/2008 FOR THE PURPOSE OF AMENDING THE CITY CENTER COMMUNITY REDEVELOPMENT AREA (“CCCRA”) OPERATING FUND BUDGET TO APPROPRIATE FUNDING FOR DEMOLITION FEES TO THE PROPERTY LOCATED AT 427 EVERNIA STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**Agenda Cover Memorandum No.: 618**

**Staff Recommended Motion:**

Approve Resolution No. 08-34(F).

**Background:**

At its meetings of April 7, 2008, the CRA Board and City Commission approved the execution of an Interlocal Agreement that allows for the funding by the CRA for demolitions of unsafe and blighted structures within the CRA districts.

The structure located at 427 Evernia Street was issued a Notice to Repair by the building official. The property owner failed to comply with the repair order so the property was cited with a demolition order. The property owner has failed to comply with the demolition order.

The Interlocal Agreement allows for the building official to notify the CRA if a property is eligible for demolition and the City is unable to fund or elects not to fund the demolition. The building official has notified the CRA that this property is eligible for demolition. Upon appropriation of funds by the CRA and notice from the CRA of its intent to fund a demolition, the City will initiate demolition of the structure in accordance with the requirements of the Unsafe Building Abatement Code. The City will then assess the cost of the demolition, including rodent extermination, administrative costs, postal expense, and newspaper publication, and record a lien against the property. In the event the lien is paid, the City will reimburse the CRA for the funds it expended for the demolition.

**Fiscal Note:**

Resolution No. 08-34(F) will allocate \$110,000 for demolition of this structure from reserves within the CCCRA Operating Fund. Upon approval of this item, the balance in reserves will be \$775,686.

6. **Resolution No. 08-33 ADOPTED** accepting conveyance of seven (7) infill lots in the Pleasant City area from the City of West Palm Beach.

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING AND AUTHORIZING THE ACCEPTANCE OF THE CONVEYANCE OF SEVEN (7) LOTS LOCATED IN PLEASANT CITY FROM**

**THE CITY OF WEST PALM BEACH (“CITY); PROVIDING AN EFFECTIVE DATE;  
AND FOR OTHER PURPOSES.**

**Agenda Cover Memorandum No.: 617**

**Staff Recommended Motion:**

Approve Resolution No. 08-33.

**Background:**

Several CRA initiatives are underway within the Pleasant City community, including the MerryPlace development, the Rebirth of Pleasant City, the FEC Beautification Buffer and streetscape improvements. A master plan to incorporate the findings of the Pleasant City Citizens Master Plan (the “Master Plan”), with the programs created by the CRA is underway. Several areas have been identified as target areas for infrastructure and streetscape improvements.

The Community Redevelopment Agency ("CRA") owns seven (7) infill lots in the Pleasant City neighborhood. One of the projects identified in the Strategic Finance Plan for the Northwood/Pleasant City CRA District is the disposition of vacant parcels for private development to increase home ownership. Currently, less than 30% of the properties within the Pleasant City Community are owner occupied. The CRA intends to issue a Request for Proposals ("RFP") for infill single family home development. The City of West Palm Beach owns seven (7) infill lots in the Pleasant City neighborhood. Staff would like to continue the holistic approach to the improvements within the Pleasant City Target area and is requesting the conveyance of these seven (7) infill lots to the CRA to then be included in the RFP. The approval of this Resolution will further the goals set forth in the Northwood Pleasant City Strategic Finance Plan as well as the findings of the Pleasant City Citizens Master Plan.

Approval of Resolution No. 08-33 will authorize the acceptance of the conveyance of seven (7) infill lots from the City. There is a companion item on a City Commission agenda for approval of the conveyance of these lots. City Commission Resolution No. 192-08, if approved, will achieve this objective.

7. **Resolution No. 08-29 ADOPTED approving and authorizing the Chair to execute a grant agreement between the West Palm Beach Community Redevelopment Agency and David Rucker, for a grant in the amount of \$20,000 for improvements to the property located at 418 Northwood Road under the Façade/Exterior Improvement Grant Program.**

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT WITH DAVID RUCKER FOR A GRANT UNDER THE FAÇADE/EXTERIOR IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 418 NORTHWOOD ROAD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**Agenda Cover Memorandum No.: 613**

**Staff Recommended Motion:**

Approve Resolution No. 08-29.

**Background:**

The Façade/Exterior Improvement Grant Program is available to property owners for aesthetic

improvements for a commercial building or site. The CRA can provide a conceptual drawing of the façade encouraging the owner to do more in renovations than they initially intended to do thus increasing the value of the property.

David Rucker, the owner of the property located at 418 Northwood Road has applied for a grant under the Façade/Exterior Improvement Grant Program. The application submitted is for installation of columns between storefronts, minor stucco and paint to the front of the building facing Northwood Road. Most of the proposed improvements are for the south side of the building facing 23rd Street and directly across from the 23rd Street public parking lot. Improvements include doors, awnings, painting, windows, paving and minor landscaping to make the property appealing and inviting for patrons utilizing the parking lot area. The anticipated cost for the improvements is \$29,750. Since the Northwood Business District is a targeted area through the program, the applicant is eligible for the maximum amount allowed through the program of \$20,000.00.

The CRA Advisory Board evaluated the application at their meeting on April 4, 2008, and determined the project is viable and meets the criteria set forth in the Façade/Exterior Improvement Grant Program and recommends approval of the application.

8. **Resolution No. 08-30 ADOPTED approving and authorizing the Chair to execute a grant agreement between the West Palm Beach Community Redevelopment Agency and Providencia 711 LLC, for a grant in the amount of \$20,000 for improvements to the property located at 711 North Dixie Highway and 414 7th Street under the Facade/Exterior Improvement Grant Program.**

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING AND AUTHORIZING A GRANT TO PROVIDENCIA 711, LLC, UNDER THE FAÇADE/EXTERIOR IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE PROPERTIES LOCATED AT 711 NORTH DIXIE HIGHWAY AND 414 7TH STREET; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**Agenda Cover Memorandum No.: 614**

**Staff Recommended Motion:**

Approve Resolution No. 08-30.

**Background:**

The Façade/Exterior Improvement Grant Program is available to property owners for aesthetic improvements for commercial buildings or sites. In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District. The plan identified the attraction of new businesses and private investment as an important component of the redevelopment strategy. As additional inducement for business attraction, the CRA created an incentive package specifically crafted to address the investment obstacles within the CRA district. In June 2006, the CRA Board formally adopted nine incentive programs, including the Facade and Exterior Improvement Program. This program identified Tamarind Avenue, Sapodilla Avenue and Rosemary Avenue north of Banyan Boulevard; and Dixie Highway north of Quadrille Boulevard as the targeted redevelopment areas.

The CRA received an application from Providencia 711, LLC, owned by Maziar and Lucy Keshavarz for the Façade and Exterior Improvement Program Grant for adjoining properties located at 711 North Dixie Highway/ and 414 7th Street in the Brelsford/Providencia target area. The application submitted is for qualifying exterior renovations including signage and parking lot improvements for the 711 North Dixie Highway property; and removal of the eyebrow, patch work, painting, windows, awnings and parking lot improvements for the 414 7th Street. The anticipated cost for the improvements is \$63,000.00. Since the Brelsford/Providencia District is a targeted area through the program, the applicant is eligible for the maximum amount allowed through the program of \$20,000.00.

9. **Resolution No. 08-31 ADOPTED approving and authorizing the Chair to execute a grant agreement between the West Palm Beach Community Redevelopment Agency and 3121 REP, Inc. DBA "Cousins Law Firm" under the Strategic Investment Program (SIP) for a grant in the amount of \$93,512 and a grant agreement under the Capital Improvement Grant Program for a grant in an amount not to exceed \$25,195 for improvements to the property located at 915 North Dixie Highway.**

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING AND AUTHORIZING A GRANT UNDER THE STRATEGIC INVESTMENT PROGRAM AND A GRANT AGREEMENT UNDER THE CAPITAL IMPROVEMENT GRANT PROGRAM TO 3121 REP, INC., FOR RENOVATIONS AND IMPROVEMENTS TO THE PROPERTY LOCATED AT 915 NORTH DIXIE HIGHWAY; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE GRANT AGREEMENTS FOR EACH GRANT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**Agenda Cover Memorandum No.: 615**

**Staff Recommended Motion:**

Approve Resolution No. 08-31.

**Background:**

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District. The plan identified the attraction of new businesses and private investment as an important component of the redevelopment strategy. As additional inducement for business attraction, the CRA created an incentive package specifically crafted to address the investment obstacles within the CRA district. As with any redevelopment program, the bulk of the public investment will be in the form of incentives in the beginning stages of the redevelopment program, leveling off as market conditions improve and fewer incentives are needed to attract private investment dollars.

The CRA received incentive applications from Cousins Law Firm, P.A. for the Strategic Investment Program (SIP) and for the Capital Improvement Grant Program. The first application is for the SIP which is intended to help stimulate private investment, reduce or eliminate financial gaps in development projects, and to re-invigorate existing commercial uses that will foster employment opportunities. The second application is for the CIP which requires a loan from a participating lending institution. Funding under the CIP shall be disbursed as a one-time lump-sum payment equivalent to a calculated amount equal to 50% of the interest due under the loan which is to be amortized for a maximum of five (5) years. The subject property is located on

North Dixie Highway in Brelsford Park, which is a target area in the Downtown/City Center CRA District. Cousins Law Firm, P.A was founded in 1994 by Patrick and Kaydene Cousins. Currently located in the Via Jordan building, the Firm will be relocating to 915 North Dixie Highway. They purchased the 9,000 square foot building in 2007 and plan to increase staff from eight (8) employees to (12) employees. The project includes major renovation to the interior space to turn three (3) tenant spaces into office space. Interior improvements include minor demolition, restoration of wood flooring, electrical, mechanical, plumbing and a sprinkler system. Tenant space renovation includes new office spaces, conference room, kitchen, lounge and gym area. Exterior renovation includes awnings, lights, some minor roof repair, removal of two (2) doors and replace with French style windows, signage, painting and parking lot area improvements.

The anticipated cost of the interior and exterior improvements totals \$700,000. Upon approval of this application, the CRA's participation would include a Capital Improvement grant not to exceed \$25,195, depending on the loan terms and closing date. In addition, the project qualifies for the SIP grant which calculates the incentive based on the total project costs. The CRA's participation in the SIP grant is \$93,512 for a total CRA incentive grant contribution of \$118,707.

- 10. Resolution No. 08-32 **ADOPTED** approving and authorizing the Chair to execute a grant agreement between the West Palm Beach Community Redevelopment Agency and Darden Holdings, Inc., under the Strategic Investment Program (SIP) for a grant in the amount of \$25,058 and a grant agreement under the Capital Improvement Grant Program for a grant in an amount not to exceed \$20,874 for improvements to the property located at 800 Sapodilla Avenue.**

**A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") APPROVING AND AUTHORIZING A GRANT UNDER THE STRATEGIC INVESTMENT PROGRAM AND A GRANT UNDER THE CAPITAL IMPROVEMENT GRANT PROGRAM TO DARDEN HOLDINGS, INC., FOR RENOVATIONS AND IMPROVEMENTS TO THE PROPERTY LOCATED AT 800 SAPODILLA AVENUE; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE GRANT AGREEMENTS FOR EACH GRANT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**Agenda Cover Memorandum No.: 616**

**Staff Recommended Motion:**

Approve Resolution No. 08-32.

**Background:**

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District. The plan identified the attraction of new businesses and private investment as an important component of the redevelopment strategy. As additional inducement for business attraction, the CRA created an incentive package specifically crafted to address the investment obstacles within the CRA district. As with any redevelopment program, the bulk of the public investment will be in the form of incentives in the beginning stages of the redevelopment program, leveling off as market conditions improve and fewer incentives are needed to attract private investment dollars.

The CRA received incentive applications from Darden Holdings, Inc., for the Strategic Investment Program (SIP) and for the Capital Improvement Grant Program (CIP). The first application is for

the SIP which is intended to help stimulate private investment, reduce or eliminate financial gaps

in development projects, and to re-invigorate existing commercial uses that will foster employment opportunities. The second application is for the CIP which requires a loan from a participating lending institution. Funding under the CIP shall be disbursed as a one-time lump-sum payment equivalent to a calculated amount equal to 50% of the interest due under the loan which is to be amortized for a maximum of five (5) years.

The property located at 800 Sapodilla Avenue, formerly known as the "St. Matthews House", was inherited by the Darden Brothers in 2004. Recognizing a need for businesses in the area, plans are to transform the building into a mix of uses including renovating the first floor into two suites for retail, office or service oriented businesses with the second floor remaining a residential use. The project includes interior improvements of minor demolition, construction and renovation of the existing space including plumbing, painting, flooring, kitchen and bathroom cabinets, and installation of impact windows and doors. Exterior improvements include a new roof, painting, new iron railing, repair to rear stairwell, decorative fencing and gates and sidewalk pavers.

The anticipated cost of the interior and exterior improvements totals \$165,412. Upon approval of this application, the CRA's participation would include a Capital Improvement grant not to exceed \$20,874 depending on the loan terms and closing date. In addition, the project qualifies for the SIP grant which calculates the incentive based on the total project costs. The CRA's participation in the SIP grant is \$25,058 for a total CRA incentive grant of \$45,932.

**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.**