



**West Palm Beach
Community Redevelopment Agency**

PASS/FAIL AGENDA

**March 8, 2010
3:00 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}

**CHAIR
LOIS J. FRANKEL**

CITY COMMISSION

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

**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:

CONSENT CALENDAR: THE CONSENT CALENDAR ITEM PASSED.

2. **Minutes of the Regular CRA Board Meeting held February 8, 2010.**
[Agenda Cover Memorandum No.: 820](#)

Staff Recommended Motion:

Approve the Minutes of the Regular CRA Board Meeting held February 8, 2010.

RESOLUTIONS (3 – 4):

3. **Resolution No. 10-12 **ADOPTED** approving and authorizing the Chair to execute an agreement between the West Palm Beach Community Redevelopment Agency and C & C Petro Investments LLC for the property located at 711 8th Street under the Contributing Structure Rehabilitation Grant Program for a grant in an amount not to exceed \$10,000.**

A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT WITH C & C PETRO LLC UNDER THE CONTRIBUTING STRUCTURE REHABILITATION GRANT PROGRAM FOR FAÇADE AND EXTERIOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 711 8TH STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 821](#)

Staff Recommended Motion:

Approve Resolution No. 10-12.

Background:

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District. In June 2006, the CRA Board formally adopted nine incentive programs, many of them targeting the Northwest neighborhood. One of these programs, the Contributing Structure Rehabilitation Grant Program, is intended to encourage investors in historic properties that are designated as 'contributing' to the historic district to do more renovations than they initially intended to do thus increasing the value of the property and further preserving its historical significance.

The CRA received an application from Carlos Gonzalez, C & C Petro LLC, under the Contributing Structure Rehabilitation Grant Program for the property located at 711 8th Street in the Northwest Neighborhood Target Area. This is a viable project and meets the criteria set forth in the Contributing Structure Rehabilitation Grant Program. The application submitted is for qualifying exterior renovations. The renovations includes the creation of one new opening and provides one new window on the front facade at the 1st floor next to the entry door. They also include the addition of Bahama shutters to the front facade on both 1st and 2nd floor to simulate porches, the addition of a pent roof over all three exterior entry doors, removal of the concrete pad at the front of property and installation of landscaping (including a shade tree such as a Live Oak, Green Buttonwood or Gumbo Limbo), and the installation of parking spaces off the alley. The property owner was also approved by Housing and Community Development for a Low Interest Loan for interior and additional exterior renovations that do not qualify under the Contributing Structure Rehabilitation Grant Program. The Historic Preservation Division has administratively approved the rehabilitation.

The application for the project reflects the total budget for improvements to the structure. The budget, shown in the exhibits to the agreement, reflects the approximate costs for improvements to the primary structure. Consequently, the total anticipated cost for the exterior improvements to the primary building under this application is approximately \$12,900. Since the Northwest neighborhood is a targeted area through the program, the applicant is eligible for the maximum amount allowed, \$10,000 for a contributing structure.

4. **Resolution No. 10-13 ADOPTED approving and authorizing the Chair to execute a grant agreement between the West Palm Beach Community Redevelopment Agency and Northeast Maritime Institute of Palm Beach LLC., under the Relocation and Development Assistance Grant Program in an amount not to exceed \$50,000 towards the acquisition of the properties located at 2035 and 2045 Broward Avenue.**

A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING AND AUTHORIZING A GRANT UNDER THE RELOCATION AND DEVELOPMENT ASSISTANCE GRANT PROGRAM TO NORTHEAST MARITIME INSTITUTE OF PALM BEACH LLC., TOWARDS THE ACQUISITION OF THE PROPERTIES LOCATED AT 2035 AND 2045 BROWARD AVENUE; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[Agenda Cover Memorandum No.: 823](#)

Staff Recommended Motion:

Approve Resolution No. 10-13.

Background:

In April 2005, the CRA Board formally adopted the Strategic Finance Plan for the Northwood/Pleasant City CRA. The plan identified the attraction of new businesses, business retention 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.

The Relocation and Development Assistance Program was designed to target businesses and support redevelopment initiatives that cannot be accommodated under other CRA programs. Since not all redevelopment obstacles can not be anticipated, this program allows the CRA Board the flexibility to choose from a variety of options to facilitate business attraction projects that would not happen without assistance at some level. This program can be used as a mechanism for business attraction, business relocation and property acquisition of troubled or dilapidated properties that would otherwise sit vacant without some form of assistance.

The goals of the program are to:

- * To ensure property development continues including rehabilitation and renovation of existing buildings.
- * Assist existing businesses or tenants in relocating to more suitable locations and allowing for re-merchandising of vacated spaces.
- * Assist property owners in obtaining the highest and best use of vacant and semi-occupied properties.
- * Eliminate slum and blighted properties.
- * Attract private sector investment into the district using CRA owned property as leverage.

The CRA received an application from the Northeast Maritime Institute which is headquartered in Fairhaven, Massachusetts and has been operating for twenty-nine (29) years. The institution is a private, coeducational institution that offers students the opportunity to pursue maritime career-oriented education. Seeking to open a second institution in Florida, they are currently in negotiations and have entered into a Purchase and Sale Agreement for the vacant properties located at 2035 and 2045 Broward Avenue in the Currie Corridor.

The application submitted is for funding to assist with the financial gap associated with the acquisition of the properties which are selling for \$825,000. In addition to acquiring the property, the applicant will be investing in renovations, training equipment and general operations which is anticipated to cost an additional \$2.3 million.

The economic impact of supporting the Northeast Maritime Institute Palm Beach, LLC, in the acquisition of 2035 and 2045 Broward Avenue includes the elimination of vacant property, an increase in the tax base with a newly renovated building, as well as bringing an active use to the area. In addition, there will be nine (9) new employees consisting of instructors and support staff as well as an average of eight hundred (800) students per year training at the facility. It is anticipated that each one of the students will spend approximately \$3,750 for hotel, food, retail and entertainment during their four weeks of training in Florida. The average expenditures of the students in a one year time frame has the potential to bring approximately \$3 million to the West Palm Beach area.

The application request is viable and meets the criteria set forth in the Program therefore staff recommends the requested amount of \$50,000 for this project.

OTHER BUSINESS:

- 5. Discussion on creating a Job Growth Incentive Grant Program for the Downtown/City Center and Northwood/Pleasant City CRA areas.**
[Agenda Cover Memorandum No.: 822](#)

Staff Recommended Motion:

Hear discussion.

Background:

The CRA Board has expressed a desire to focus on job creation within the CRA areas. Staff would like to discuss process and criteria for a Job Growth Incentive Grant Program for the Downtown/City Center and Northwood/Pleasant City CRA areas which could enhance the prospects for business growth, and provide additional full time employment opportunities.

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.