

**WEST PALM BEACH
COMMUNITY REDEVELOPMENT AGENCY**

**Regular Board Meeting
Monday, September 8, 2008 – 2:34 p.m.
City Commission Chambers**

- 1. Roll Call – Present: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson, Jr., Redevelopment Manager Briesemeister, City/CRA Attorney McKenna and City Clerk/Secretary Kauthen; Absent: Commissioner Mitchell.**

At this time the Mayor announced that without objection, item #15 would be discussed first.

**REORDERED AGENDA:
RESOLUTIONS:**

- 15. Resolution No. 08-66(F) – CRA Executive Director Briesemeister made a presentation and responded to Board questions. It was moved by Commissioner Douglas, seconded by Commissioner Muoio, to adopt Resolution No. 08-66(F) authorizing the transfer and appropriation of funds to construct the common area of the area to be leased on the second floor of City Center; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Absent: Commissioner Mitchell. Motion therefore carried unanimously.**

COMMENTS FROM THE BOARD:

Commissioner Robinson asked for an update regarding the hiring of a project manager for the greater northwest area of the City. CRA Executive Director Briesemeister responded that Urban Design Planner Stelly had accepted the position.

CONSENT CALENDAR:

It was moved by Commissioner Muoio, seconded by Commissioner Douglas, to approve the following Consent Calendar:

- 2. Minutes of the Special CRA Board Meeting held July 28, 2008.**
- 3. Minutes of the Regular CRA Board Meeting held August 11, 2008.**

and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Absent: Commissioner Mitchell. Motion therefore carried unanimously.

RESOLUTIONS [CONTINUED]:

- 4. Resolution No. 08-62 and Resolution No. 08-63(F) – CRA Project Manager Graham made a presentation and responded to Board questions. It was moved by Commissioner Douglas, seconded by Commissioner Muoio, to adopt Resolution No. 08-62 accepting the Quantum Foundation "Neighborhood Initiative Fund" grant in the amount of \$25,000.00 and approving and authorizing the Chair to execute the General Grant Terms, Conditions and Understandings (the "Grant Terms and Conditions"); and**

Resolution No. 08-63(F) providing appropriations for the grant; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Absent: Commissioner Mitchell. Motion therefore carried unanimously.

5. **Resolution No. 08-54 – CRA Project Coordinator Vazquez made a presentation and responded to Board questions. It was moved by Commissioner Douglas, seconded by Commissioner Robinson, to adopt Resolution No. 08-54 approving a grant and approving and authorizing the Chair to execute a Grant Agreement between the West Palm Beach Community Redevelopment Agency and James Auto Road Services, Inc., for a grant in the amount of \$18,855 for improvements to the property located at 1044 26th Street under the Facade/Exterior Improvement Grant Program; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Absent: Commissioner Mitchell. Motion therefore carried unanimously.**

6. **Resolution No. 08-59 – CRA Project Coordinator Vazquez made a presentation and responded to Board questions. It was moved by Commissioner Muoio, seconded by Commissioner Douglas, to adopt Resolution No. 08-59 approving a grant and approving and authorizing the Chair to execute a Grant Agreement between the West Palm Beach Community Redevelopment Agency and Sixth Street, LLC, under the Strategic Investment Program (SIP) for a grant in the amount of \$14,108 for improvements to the property located at 420 6th Street, West Palm Beach, FL; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Absent: Commissioner Mitchell. Motion therefore carried unanimously.**

7. **Resolution No. 08-58** – CRA Project Coordinator Vazquez made a presentation and responded to Board questions. **It was moved by Commissioner Douglas, seconded by Commissioner Muoio, to adopt Resolution No. 08-58 approving a grant and approving and authorizing the Chair to execute a Grant Agreement between the West Palm Beach Community Redevelopment Agency and Clematis Street Property, LLC, for a grant in the amount of \$20,000 for improvements to the property located at 225 Clematis Street under the Facade and Exterior Improvement Grant Program; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Absent: Commissioner Mitchell. Motion therefore carried unanimously.**

8. **Resolution No. 08-64** – Deputy Redevelopment Manager Kelley made a presentation and responded to Board questions. John Quinn of Comeau NCP, LLC responded to Board questions. **It was moved by Commissioner Douglas, seconded by Commissioner Moss, to adopt Resolution No. 08-64 approving a Development Incentive Agreement under the real estate development accelerator program for the Comeau Building located at 319 Clematis Street; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Absent: Commissioner Mitchell. Motion therefore carried unanimously.**

9. **Resolution No. 08-61** – Redevelopment Manager Briesemeister made a presentation and responded to Board questions. **It was moved by Commissioner Douglas, seconded by Commissioner Muoio, to adopt Resolution No. 08-61 withdrawing the Invitation to Negotiate issued for development of the tent site; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss and Muoio; Absent: Commissioners Mitchell and Robinson. Motion therefore carried unanimously.**

At this time Commissioner Moss asked that a discussion be held regarding whether to change any of the requirements in the RFP for the Tent Site. The Mayor suggested that the discussion be held at a Mayor/Commission Work Session. Redevelopment Manager Briesemeister asked that the discussion be held after a few months to allow the market to settle. It was the consensus of the Board to hold a discussion regarding the Tent Site during a Mayor/Commission Work Session in January 2009.

Redevelopment Manager Briesemeister [a] suggested that since the remaining agenda items are all related, that they be taken up together; and [b] responded to Board questions.

- 10., Resolution No. 08-60(F), Resolution No. 08-55(F), Resolution No.**
- 11., 08-53, Resolution No. 08-56(F) and Resolution No. 08-52 –**
- 12., Deputy Redevelopment Manager Kelley and CRA Project**
- 13. & Coordinator Vazquez made presentations and responded to**
- 14. Board questions. It was moved by Commissioner Douglas,**
seconded by Commissioner Muoio, to adopt Resolution No. 08-
60(F) providing appropriations for the changes in tax increment
values for the City Center District (CCCRA) and the
Northwood/Pleasant City District (NPCCRA) of the West Palm
Beach Community Redevelopment Agency (CRA); Resolution
No. 08-55(F) adopting the final estimates of revenues and
expenditures for the fiscal year commencing October 1, 2008 and
ending September 30, 2009 for the Downtown/City Center
District (CCCRA) of the West Palm Beach Community
Redevelopment Agency (CRA); Resolution No. 08-53 approving
Amendment No. 3 to the Downtown/City Center CRA Strategic
Finance Plan; Resolution No. 08-56(F) adopting the final
estimates of revenues and expenditures for the fiscal year
commencing October 1, 2008 and ending September 30, 2009 for
the Northwood/Pleasant City District (NWPCCRA) of the West
Palm Beach Community Redevelopment Agency (CRA); and
Resolution No. 08-52 approving Amendment No. 4 to the

Northwood/Pleasant City CRA Strategic Finance Plan; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Absent: Commissioner Mitchell. Motion therefore carried unanimously.

At this time the Mayor commended [a] CRA staff for their work on these matters; and [b] Redevelopment Manager Briesemeister for her leadership.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 3:10 p.m.

APPROVED:

PRESIDING OFFICER

ATTEST:

SECRETARY