

**WEST PALM BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

**Regular Board Meeting  
Monday, July 14, 2008 – 2:34 p.m.  
City Commission Chambers**

1. **Roll Call** – Present: Chair Frankel, Commissioners Douglas, Mitchell, Moss, Muoio and Robinson, Jr., CRA Executive Director Briesemeister, City/CRA Attorney McKenna and City Clerk/Secretary Kauthen.

**DISCUSSION:**

2. **Discussion of the budget estimates including revenues and expenditures for the Strategic Finance Plan of the West Palm Beach Community Redevelopment Agency** – CRA Executive Director Briesemeister [a] made a presentation of the CRA Strategic Finance Plan for the Fiscal Year commencing October 1, 2008 and ending September 30, 2009 for the Northwood/Pleasant City District and the Downtown/City Center District; [b] announced that the CRA Marketing Plan will be discussed in August 2008; and [c] responded to Board questions. Commissioner Mitchell asked that a comparison of major changes between the 2008 and 2009 budget be brought before the Board. CRA Redevelopment Administrator Joyce responded to Board questions. It was the consensus of the Commission to discuss improvements of the Currie Park Corridor at a future Mayor/Commission Work Session. The Mayor announced that without objection, this item would continue to be discussed following the Resolutions portion of the Agenda.

**RESOLUTIONS:**

3. **Resolution No. 08-46 – It was moved by Commissioner Douglas, seconded by Commissioner Muoio, to adopt Resolution No. 08-46 authorizing the Chair to execute an Access Easement Agreement from Dale Greene, in favor of the West Palm Beach Community Redevelopment Agency for public right-of-way access at 428-430 Northwood Road; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Mitchell, Moss, Muoio and Robinson. Motion therefore carried unanimously.**
  
4. **Resolution No. 08-40 – Deputy Redevelopment Manager Kelley responded to Board questions. It was moved by Commissioner Muoio, seconded by Commissioner Douglas, to adopt Resolution No. 08-40 authorizing the Chair to execute two separate Agreements for Real Estate Financial Analyst consulting services with Anderson & Carr and with Integra Realty Resources; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Mitchell, Moss, Muoio and Robinson. Motion therefore carried unanimously.**
  
5. **Resolution No. 08-45 – CRA Redevelopment Administrator Joyce made a presentation and responded to Board questions. Commissioner Robinson asked for benchmarks for the Broadway Reinvestment Coalition (BRIC). CRA Executive Director Briesemeister and Executive Director of BRIC Gary Barrett responded to Board questions. Public comments: Sylvia Moffett, Denise Smith-Barnes, on behalf of the North-end Coalition of Neighborhoods (NCON) Executive Board, Scott Osburn, Iangelic Batista, Jodi Jimenez and Vice Chairman of BRIC John Freeland. Commissioner Mitchell recommended that the contract expire in six months and be extended for another six months if a reassessment supports the extension. Commissioner Moss suggested that the contract be for the full length of time with a reassessment after six months, as the contract currently states. The Mayor asked that BRIC [a] meet with the Commissioners who need more information regarding**

**this matter; and [b] consider providing an update of the Dixie Highway Corridor at a future Mayor/Commission Work Session. It was moved by Commissioner Douglas, seconded by Commissioner Muoio, to adopt Resolution No. 08-45 authorizing the Chair to execute an Agreement between the Broadway Reinvestment Coalition (BRIC) and the West Palm Beach Community Redevelopment Agency (CRA), to provide consulting services for business attraction, development and retention along the Broadway Corridor; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Mitchell, Moss, Muoio and Robinson. Motion therefore carried unanimously.**

- 6. Resolution No. 08-39 and Resolution No. 08-44(F) – CRA Executive Director Briesemeister responded to Board questions. Public comments: Jonathan Gladstone, Chair of the Palm Beach Photographic Centre Christopher Brown and Rick Rose, on behalf of the Palm Beach Bed and Breakfast Association. It was moved by Commissioner Moss, seconded by Commissioner Douglas, to adopt Resolution No. 08-39 authorizing the execution of an Assistance Agreement between the West Palm Beach Community Redevelopment Agency and the Palm Beach Photographic Centre, Inc. to provide assistance by the Agency in an amount not to exceed \$1,000,000 for heating, ventilation and air (HVAC) and electrical work for the Photographic Centre's leased premises at City Center; and Resolution No. 08-44(F) to provide funding for the project; and thereafter it was voted as follows: Ayes: Chair Frankel, Commissioners Douglas, Moss, Muoio and Robinson; Nays: Commissioner Mitchell. Motion therefore carried with a vote of five in favor and one opposed.**

#### **PRESENTATIONS:**

- 7. A presentation by Kimley-Horn and Associates of the 90% design of 24th and 25th Streets improvements, including bus stop locations, on-street parking, lighting, landscaping and the maintenance of traffic during construction – CRA**

**Redevelopment Administrator Joyce provided an introduction to the presentation and responded to Board questions. Marwan Mufleh of Kimley-Horn and Associates, Inc. [a] noted that the firm has received input from discussions with the adjacent property owners, merchants in Northwood Village, the public at large, the Florida Department of Transportation (FDOT), Palm Tran and City Staff in order to create the design; [b] made a presentation of the 24th and 25th Streets improvements, including bus stop locations, on-street parking, lighting, landscaping and the maintenance of traffic during construction; and [c] responded to Board questions. Commissioner Douglas commended all those involved with this project. Public comment: Mary Jo Aagerstoun. It was the consensus of the Board to allow the project to move forward.**

**At this time the Mayor announced that without objection, item #2 and item #8, Invitation to Negotiate (ITN) for the CRA owned properties located at the west end of Northwood Village known as the "Anchor Site", would be postponed to a future date.**

**ADJOURNMENT:**

**There being no further business to come before the Board, the meeting was adjourned at 4:53 p.m.**

**ATTEST:**

**APPROVED:**

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**SECRETARY**

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**PRESIDING OFFICER**