

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

Agenda Item #:

5E-1

AGENDA ITEM SUMMARY

Meeting Date: January 23, 2018

Consent  Regular  
 Workshop  Public Hearing

Department: Planning, Zoning and Building

Submitted By: Planning Division

Submitted For: Planning Division

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends a motion to consider: a request by the Boynton Beach Community Redevelopment Agency (BBCRA) for the Palm Beach County Board of County Commissioners, to approve the use of a portion of the BBCRA's annual tax increment revenue funding budget to construct certain statutorily eligible items of the "Town Square at Boynton Beach" project.

**Summary:** By request of the Boynton Beach Community Redevelopment Agency (BBCRA) in a letter dated December 12, 2017, the item before the Board of County Commissioners (BCC) is to consider allowing the BBCRA to utilize Tax Increment Financing (TIF) revenues in order to construct a new city hall and fire station at the proposed Town Square at Boynton Beach. Chapter 163, Part III, establishes the powers granted to Community Redevelopment Areas including how TIF revenues can be spent. Sec. 163.370(3)(a), F.S., provides that TIF revenues cannot be utilized for the "construction or expansion of administrative buildings for public bodies or police and fire buildings" unless each taxing authority agrees to the method of financing. The Town Square at Boynton Beach is a 16-acre site in downtown Boynton Beach, just east of the I-95 Boynton Beach Boulevard exit. The project is a public/private partnership between the City of Boynton Beach and E2L Real Estate Solutions, LLC and includes the renovation of a historic Boynton Beach High School into a cultural center, residential and retail spaces, a hotel, public spaces, a garage, fire station and a new city hall. The Schoolhouse Children's Museum and Learning Center will remain and the Boynton Beach City Library will receive upgrades in association with the construction of a new city hall. The total project cost is \$133,000,000, of which the City would fund \$52,150,000 (40%) and the CRA would fund \$80,850,000 (60%). On June 12, 2017, the Boynton Beach City Commission approved the use of the BBCRA's annual tax increment revenue funding budget to construct the proposed public buildings and the final financing package for the Town Square at Boynton Beach project will be heard by the City Commission and BBCRA on February 6, 2018. District 7 (RPB)

**Background and Justification:** The Boynton Beach CRA was created in 1982 as a tool for the redevelopment of the downtown area. Chapter 163, Part III, establishes the powers granted to Community Redevelopment Areas including how TIF revenues can be spent. Sec. 163.370(3)(a), F.S., provides that TIF revenues cannot be utilized for the "construction or expansion of administrative buildings for public bodies or police and fire buildings" unless each taxing authority agrees to the method of financing. The Boynton Beach CRA is requesting that the Board of County Commissioners, as a taxing authority, approve the use of a portion of the BBCRA's annual TIF revenues in order to construct certain statutorily eligible items of the Town Square at Boynton Beach project.

- Attachments:**
1. Boynton Beach CRA Request Letter
  2. Boynton Beach Town Square Executive Summary

Recommended by:



  
Executive Director

12/28/17  
Date

Approved By:

  
Assistant County Administrator

1/3/18  
Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income(County)					
In-Kind Match(County)					
NET FISCAL IMPACT					
#ADDITIONAL FTE					
POSITIONS (CUMULATIVE)					

Is Item Included in Current Budget?                      Yes        No \_\_\_  
 Does this item include the use of federal funds?      Yes        No \_\_\_

**Budget Account No:**

Fund            Agency            Organization            Object

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

No fiscal impact associate with this agenda item.

**C. Departmental Fiscal Review:**

*Brinda J. Conner* \_\_\_\_\_

**III. REVIEW COMMENTS:**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

*Chris Pank* 12/29/17  
 9/12/18 OFMB 12/29

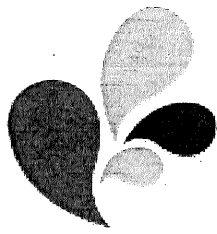
*Joe J. Jackson* 12/29/17  
 Contract Dev. & Control  
 12/29/17

**B. Legal Sufficiency**

*[Signature]* 1/2/18  
 Assistant County Attorney

**C. Other Department Review**

\_\_\_\_\_  
 Department Director



**EXECUTIVE SUMMARY**

The Boynton Beach Town Square Project is the community’s vision to create a vibrant, memorable and resilient downtown for the City. It provides strategies to create an Arts and Civic District that anchors Main Street (Ocean Avenue) and integrates it into Boynton Beach Boulevard. This District acts as a welcoming feature and an element that defines the City’s downtown corridor. It is one of the first landmarks visitors and passersby will see, and will have a definitive impact in the long-term economic resilience of the City.

Within an area over 16 acres in size, the goal is to upgrade civic infrastructure that is either obsolete or planned for relocation, “freeing up” land to maximize private development while enhancing public use of the area. This approach will provide potential funding for the construction of a new city hall and civic buildings, relocation of the existing police headquarters and downtown fire station, and possible rehabilitation of all or a portion of the historic old high school. Most importantly, this district-wide approach integrates a balanced mix to ensure active uses and long term resiliency of the historic buildings and the City as a whole.

The project is being proposed as a partnership between the City of Boynton Beach, the City of Boynton Beach Community Redevelopment Agency (CRA), and the private development community. The project is anticipated to last for 5 years and estimated to have a total project cost of \$133 million dollars. The project also includes the potential for a Direct Incentive Funding Agreement (DIFA) with the CRA, historic tax credits from Palm Beach County and section 179D tax deductions from the IRS for construction of green municipal buildings.

The project considers alternatives to consolidate civic uses scattered around the district into a single structure and to relocate the police and fire departments to offsite locations. As part of the City’s efforts a master plan report has been prepared by Treasure Coast Regional Planning Council to provide guidance and develop possible concepts for consideration.

These concepts include the potential development of, but are not limited to:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>▪ Approximately 490 residential units</li> <li>▪ 2 private parking garages</li> <li>▪ 50,000 square feet of retail space</li> <li>▪ 50,000 square foot city hall</li> <li>▪ 15,000 square foot community center</li> <li>▪ Entry features at Ocean Avenue</li> <li>▪ Expanded park and green areas</li> <li>▪ New North-South Lane (Between Boynton Beach Blvd &amp; NE 1<sup>st</sup> Avenue) (this is on-street parking)</li> </ul> | <ul style="list-style-type: none"> <li>▪ Residential development along SE 2<sup>nd</sup> Street</li> <li>▪ Potential restoration and/or partial preservation of old Boynton Beach High School</li> <li>▪ 10,000 square foot fire station (Offsite)</li> <li>▪ 76,000 square foot police headquarters (Offsite)</li> </ul> |
|--|---|



December 18, 2017

Patricia Behn, Deputy Planning Director  
PBC Planning, Zoning & Building Department  
2300 North Jog Road, 2<sup>nd</sup> Floor  
West Palm Beach, FL 33411

Dear Ms. Behn:

On behalf of the Boynton Beach Community Redevelopment Agency (BBCRA), please accept this letter as a formal request for the Palm Beach County Board of County Commissioners, as a taxing authority over the BBCRA area, to approve the use of a portion of the BBCRA's annual tax increment revenue funding budget to construct certain statutorily eligible items of the "Town Square at Boynton Beach" project. BBCRA funding will be used within this catalyst project for such items as infrastructure and utility elements, site development, public and pedestrian activity zones and green space, preservation and reuse of existing historic structures, a new city hall/library/maker space building, as well as private sector mixed use and hotel redevelopment projects.

Use of BBCRA funding for this project will be governed by an interlocal agreement with the City of Boynton Beach to ensure compliance with the requirements of § 163.370, *Florida Statutes*.

Please place this item on the next available meeting agenda for consideration by the Board of County Commissioners, and let me know if you require anything further.

Thank you for your consideration and attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Simon".

Michael Simon  
Executive Director

cc: Verdenia Baker, County Administrator, Palm Beach County  
Thuy Shut, Assistant Director, Boynton Beach CRA  
Tara Duhy, Esquire, Boynton Beach CRA Legal Counsel  
Lori LaVerriere, Manager, City of Boynton Beach  
Tim Howard, Assistant Manager, City of Boynton Beach

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