

**MINUTES
CITY OF LAKE WORTH BEACH
SPECIAL CITY COMMISSION MEETING #1
CHARTER REVIEW COMMITTEE & GULFSTREAM HOTEL
CITY HALL COMMISSION CHAMBER
TUESDAY, MAY 25, 2021 - 4:00 PM**

The meeting was called to order by Mayor Resch on the above date at 4:02 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

ROLL CALL: Present were Mayor Betty Resch; Vice Mayor Robinson and Commissioners Sarah Malega, Christopher McVoy and Kimberly Stokes. Also present were City Manager Michael Bornstein, City Attorney Christy L. Goddeau and Deputy City Clerk Melissa Ann Coyne.

PLEDGE OF ALLEGIANCE: led by Commissioner Kimberly Stokes.

NEW BUSINESS:

A. Appointments to the Charter Review Committee

City Manager Bornstein stated that there was some confusion with notifying the committee applicants about the interview process and apologized to the applicants and the commission.

Mayor Resch suggested that the interviews be held tonight, but the applications be reopened to allow those who did not know about the deadline to apply.

Commissioner Stokes expressed concern regarding a 4 PM start time for interviews.

City Manager Bornstein responded that the interviews could be during a regular 6 PM meeting.

Mayor Resch questioned having only five people on the committee and requested that it be expanded.

Consensus was to increase the number of members of the committee.

Mayor Resch stated that there would be many recommendations from residents as well, but the commission would decide which items could go on the ballot. She said that it would be wonderful to have more people participating in the city. She stated that the commission would see what the results were and then decide on a number.

Direction was given to staff to reopen the applications for the Charter Review Committee with a new deadline of June 7 at noon, properly notice the information and then have interviews at 5:30 PM at the June 15 regular city commission meeting.

City Manager Bornstein announced that there would be a revised resolution with blanks to

fill in when the decisions were made on the June 15 meeting.

Mayor Resch thanked those who had sent in applications and stated that they would do the interviews alphabetically.

Interview of Wes Blackman (via Zoom)

1. Commissioner McVoy asked which parts of the charter most interested him.

Mr. Blackman stated that the charter was the constitution of the city and had not been examined since 1954. He said that he looked forward to a robust discussion and wished to increase the diversity on the dais. He suggested single-member district voting where each commissioner was elected only by residents in the district plus three other at-large members. He spoke about having representation for the EU from users who were not residents.

2. Mayor Resch asked about Mr. Blackman's schedule as the committee would have a rigorous schedule.

Mr. Blackman answered that he could participate as scheduled.

Interview of Sam Goodstein

1. Commissioner McVoy asked which parts of the charter most interested him.

Mr. Goodstein responded that the intention of the districts did not work currently and term limits should be a factor with input from the citizens.

2. Mayor Resch asked about Mr. Goodstein's schedule as the committee would have a rigorous schedule.

Mr. Goodstein replied that he could meet when necessary.

3. Commissioner Malega said that she appreciated that Mr. Goodstein wrote about change.

Mr. Goodstein spoke about issues that were in the charter versus an ordinance.

4. Commissioner Stokes asked what the intense schedule would be.

Mayor Resch stated that the committee would decide on the schedule, but opined that it would be twice a month.

Discussion ensued regarding the ballot language.

City Attorney Goddeau suggested that recommendations be made to the commission so the city attorneys could start drafting the ordinances.

Vice Mayor Robinson requested that the committee report back to the commission on a monthly basis.

Interview of Daniel Morgan

1. Mayor Resch asked Mr. Morgan for his thoughts about the charter.

Mr. Morgan answered that voting within one's district be considered and changing the election to November for a larger turnout.

2. Mayor Resch asked about the schedule.

Mr. Morgan said that he could commit to the meeting schedule and stated that he had worked with many residents, especially those who had not participated in the past, and could bring the conversation to a wider audience.

Interview of Upendo Shabazz

Ms. Shabazz said that she had moved to LWB five years ago and wanted to get involved. She advocated for charter change and supported any of the ideas that had been mentioned, especially term limits. She stated that more civic engagement would be important.

1. Mayor Resch asked about her occupation and the schedule.

Ms. Shabazz replied that she worked for Allegany Franciscan Ministries and had a flexible schedule.

Interview of Zade Shamsi-Basha

1. Mayor Resch asked for the applicant to expound on the questions.

Mr. Shamsi-Basha said that the at-large voting did not benefit the residents, COVID had changed how voting happened and everything should be done to help people vote, so elections should be held in November. He stated that he was an attorney and his schedule was flexible.

Interview of Ramsay Stevens

Mr. Stevens stated that the commission was in good shape with the applicants. He said that the city should determine what worked and what did not. He said that he had watched every commission meeting for the past five years. He opined that the number of districts should be expanded and some be district only. He stated that his schedule was flexible.

Interview of Barbara White

1. Mayor Resch stated that she and Ms. White had worked on opposite sides year ago.

Ms. White stated that she read about the committee in the Palm Beach Post so advertising was important. She said that the elections should be changed to November from March. She agreed that commissioners should represent their districts and increase the diversity. She said that she would be able to attend the meetings.

Vice Mayor Robinson stated that he looked forward to the discussion regarding the number that will serve on the committee.

Mayor Resch announced that it was the time for public comment. No one from the public commented.

Action: No motion was necessary.

B. Letter of Intent for the Gulfstream Redevelopment with Restoration St. Louis, Inc.

City Manager Bornstein stated that the Letter of Intent (LOI) incorporated the comments from the May 11, 2021 work session.

City Attorney Goddeau explained that the LOI was the next step in moving towards a formalized agreement for the Gulfstream Hotel project and the written conditions would be brought back to the commission. She said that William Waters, Community Sustainability Director, would work on the planned development ordinance which would go before the commission.

City Manager Bornstein iterated that the next item was a companion item for improvements to the areas around the project, not money for the development.

Mayor Resch asked if there would have to be an abandonment for the alley.

City Manager Bornstein responded that the alley had been abandoned previously.

Mayor Resch announced that it was the time for public comment.

Anne Fairfax said that she represented a large grassroots organization called Lake Worth is Worth Saving and spoke in favor of the development while questioning the design.

Mayor Resch asked Ms. Fairfax to email the information about which she had spoken to the commission.

Deputy City Clerk Coyne read the comments submitted online by the following:

Teresa Miller wrote in support of the project.

Thomas Conboy wrote that the Gulf Stream Hotel plans should be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building.

Comments/requests summary:

1. Vice Mayor Robinson said that the LOI was a big step in moving the project forward and that the city would have a great future for investment. He asked for an explanation of the HUD loan and how that could affect the CDBG funding to the community at large.

City Attorney Goddeau said that the city would have to be a signatory to a grant and the city was keeping an eye on what the impact would be.

City Manager Bornstein replied that it would be a separate ask for the county.

2. Commissioner Stokes asked if the city could explore having the CRA provide the \$1M for the infrastructure rather than the city's CIP.

City Manager Bornstein replied that the projects related to the Mid had already been planned but the time line was moved up to facilitate an incentive for the project.

3. Commissioner McVoy said that there had been a discussion about transparency and that all of the backup should be submitted by the deadline; he expressed concern that another version of the LOI came out after the packet had been published. He spoke in favor of the project moving forward and stated that the first focus would be on renovating the historic portion of the project. He requested that full consideration be given to thinking about the historic part of the community. He said that C8 of the LOI was very vague and would be clarified in the future.
4. Commissioner Malega thanked Ms. Fairfax for her ideas. She spoke in favor of the project and said that there would be a positive economic impact the project that would continue into the future. She said that a website be designed to engender excitement about the project. She opined that any improvements in Bryant Park would be a win-win for all parties.
5. Mayor Resch welcomed the Gills to the city and stated how important the Gulfstream Hotel was to the community. She requested that the Gills be open about the design and welcomed input from the public.

Amrit Gill, President of Restoration St. Louis, said that they had spent the past two weeks working with their design team and architects and would come back to the commission with a new design. He stated that the company would want to build a project that the community loved.

Action: Motion made by Commissioner Malega and seconded by Vice Mayor Robinson to approve the Letter of Intent for the Gulfstream Redevelopment with Restoration St. Louis, Inc.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Robinson and Commissioners Malega, McVoy and Stokes. NAYS: None.

- C. Resolution No. 28-2021 - approving a budget amendment for infrastructure regarding the Gulfstream Hotel project

City Attorney Goddeau did not read the resolution.

RESOLUTION NO. 28-2021, A GENERAL APPROPRIATION RESOLUTION OF THE CITY OF LAKE WORTH BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, MAKING A SEPARATE BUDGET AMENDMENT TO REALLOCATE CAPITAL FUNDING AMONG CAPITAL PROJECTS AND TO AMEND THE 5-YEAR CAPITAL IMPROVEMENT PLAN FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021

City Manager Bornstein said that the appropriation was related to the hardscapes around the project and the money would come from the CIP undesignated reserves into an actual item.

Comments/requests summary:

1. Mayor Resch explained that the money was public money going to a public project to improve the what was in front of the east side of the hotel.

City Manager Bornstein said that the parking spaces would be changed from angled to straight and the number would be increased.

2. Commissioner McVoy asked for clarification of what would be done with the funds.

City Manager Bornstein replied that Public Works estimated what would be needed for the infrastructure improvements.

City Attorney Goddeau explained that the developer would build the infrastructure improvements for the city and the specifications would come back to the commission for approval; the city had already planned to make the improvements.

3. Commissioner Stokes asked why the appropriation had to be made at the meeting as the work would not be done until the end of the project. She stated that the CRA should be the driving force behind the improvements.

Vice Mayor Robinson replied that the LOI was the city's commitment to expedite the project.

Commissioner Malega agreed that the CRA should meet the city 50-50 in the future and the city would have had to pay to repair at some point.

Commissioner McVoy expressed confusion with the process and wondered when there would be a commitment from the developer regarding which portion of the project would be completed first and said that there was no detail provided.

Discussion ensued about providing more details and moving the project along.

4. Commissioner Stokes said the project was early on and spoke in favor of approving the LOI. She asked what the impact would be if the appropriation was not approved at the meeting.

City Attorney Goddeau replied that C13 addressed what the CRA would do. She stated that the infrastructure was for electric and water utility improvements as well as roadways. She explained how the developer could fix issues for the city as an economic incentive.

Mr. Gill said the LOI was non-binding and could be revoked and the terms would be negotiated for the agreement. He explained that the \$1M was part of the funding that

would be presented to the bank and he would not be able to move forward without the LOI.

Commissioner Stokes stated that the source of the appropriation could be changed in the final version.

Vice Mayor Robinson said that an LOI was a letter of reasonable expectation.

Mayor Resch announced that it was the time for public comment.

Richard Stowe spoke in opposition to approving the appropriation at the meeting.

Greg Richter spoke in favor of using the city's CIP funds to move the project forward.

Deputy City Clerk Coyne read the comment submitted online by the following:

Jorge Pesquera, President & CEO of Discover The Palm Beaches, wrote a letter in strong support of the Gulfstream Hotel development project.

The following person read his own comment viz Zoom:

Gustav Weibull of Discover the Palm Beaches said that he was in support of the Gulfstream Hotel project.

Action: Motion made by Commissioner Malega and seconded by Vice Mayor Robinson to approve Resolution No. 28-2021 - approving a budget amendment for infrastructure regarding the Gulfstream Hotel project.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Robinson and Commissioners Malega, McVoy and Stokes. NAYS: None.

ADJOURNMENT:

Action: Motion made by Commissioner Malega and seconded by Vice Mayor Robinson to adjourn the meeting at 5:38 PM.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Robinson and Commissioners Malega, McVoy and Stokes. NAYS: None.

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, Interim City Clerk

Minutes Approved: August 3, 2021