

August 31, 2021
9:30am

**BOARD OF COUNTY COMMISSIONERS
BOARD MEETING
PALM BEACH COUNTY, FLORIDA**

ADDITIONS, DELETIONS, & SUBSTITUTIONS

AUGUST 31, 2021

PAGE

ITEM

2	3B-1	<p>ADD-ON: Staff recommends motion granting: request by the Deputy County Attorney to (1) schedule a private meeting for an attorney-client session between the Board of County Commissioners, the County Administrator, the County Attorney, the County Attorney Designate, Chief Assistant County Attorney, and outside counsel pursuant to Section 286.011(8), Florida Statutes to discuss settlement negotiations in pending litigation of which Palm Beach County is presently a party: <u>In re: National Prescription Opiate Litigation, Case Number: MDL 2804 (N.D. Ohio) and Palm Beach County v. Purdue Pharma, et al., Case Number: 1:18-op-46121-DAP (N.D. Ohio)</u>; and (2) to give public notice of a private meeting for an attorney-client session, which will be held at 1:00 p.m. on September 14, 2021, in the McEaddy Conference Room at 301 North Olive Avenue, 12th Floor, West Palm Beach, Florida, and placing further notice of the private meeting on the Agenda of the Board of County Commissioners for its meeting. The following persons will attend the meeting with the members of the Board of County Commissioners who are present at that time: Verdenia Baker, County Administrator; Denise Marie Nieman, County Attorney; Denise Coffman, Deputy County Attorney; David Ottey, Chief Assistant County Attorney; Shayna E. Sacks, outside counsel; James L. Ferraro, outside counsel; James Ferraro Jr., outside counsel; Hunter Shkolnik, outside counsel; and Janpaul Portal, outside counsel.</p> <p>SUMMARY: The Board will discuss settlement negotiations. <u>Countywide (DO) (Attorney)</u></p>
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ADD-ON: Staff requests Board direction: regarding a real estate and planning collaboration with the University of Florida and City of West Palm Beach towards the development of an urban educational campus on Government Hill. **SUMMARY:** On August 24, 2021, the mayors of the City of West Palm Beach (City) and Palm Beach County (County) held a joint press conference to announce a potential economic and educational initiative for the region. The initiative provides for the conveyance of real estate owned by the City, County and third parties within the area historically known as Government Hill in West Palm Beach to the University of Florida (UF) for the planning, design and construction of an urban educational campus focused on graduate, professional and executive programs. The County's current holdings on Government Hill (approximately 5 acres) have been slated to support potential future County facilities for general government operations, and represent the only remaining County holding of significant size in downtown West Palm Beach that could provide for development of additional County facilities to accommodate future growth. The assessed value of the County's real estate holdings on Government Hill, as reported by the Property Appraiser's Office, amounts to \$12,853,662. In preparation for a possible conveyance action, Staff will have the properties appraised. The County's holdings on Government Hill continue to support the Community Services department at this time. A replacement building is planned to be located at the County's 45th Street Complex, funding for which is approved under the Infrastructure Sales Tax (IST) project plan starting in FY2025. Staff is seeking direction from the Board of County Commissioners (Board) on whether it intends to pursue the urban campus initiative. If the Board decides to pursue the initiative then Staff is recommending it be authorized to initiate conversations with UF and City representatives to develop the necessary agreements to allow for development of the urban campus while ensuring the County's ability to provide for its projected future county facilities needs at alternate locations within West Palm Beach. These agreements should at a minimum provide for: 1) limitation of property use for educational purposes only, 2) reversionary rights, 3) closing costs to be borne by the grantee, 4) development timeline for the urban campus, and 5) future rezoning of the County's 45th Street Complex property to achieve appreciable flexibility resulting from allowances for increased building height and floor area ratio, subject to compliance with the City's Zoning and Land Development Regulations. If the Board decides to support the urban campus initiative, then Staff recommends it also be authorized to present a revised schedule, including appropriation of the required funding, for design and construction of the Community Services replacement building to be located at the County's 45th Street Complex. FDO Admin (District 7/ Countywide) (HJF) (FDO)

NOTE: Items that were revised, added, deleted, or backup submitted and were not listed on the addition/deletion sheet distributed to the Board the prior day are noted with an asterisk (*).

**ORDER OF BUSINESS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA**

AUGUST 31, 2021

**TUESDAY
9:30 A.M.**

COMMISSION CHAMBERS

1. CALL TO ORDER

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance

2. AGENDA APPROVAL

- A. Additions, Deletions, Substitutions
- B. Adoption

3. REGULAR AGENDA (Page 2)

4. WORKSHOP SESSION

- A. 9:30 A.M. Presentation by the Palm Beach County Business Development Board regarding the status of economic development and migration of companies to the County (Admin)
- B. 10:00 A.M. Property Assessed Clean Energy Program Update (Office of Resilience)
- C. 1:00 P.M. Palm Beach County Community Remembrance Project and Recognition (Admin)
- D. 1:45 P.M. Presentation by the Criminal Justice Commission and its Law Enforcement Planning Council's School & Community Safety Committee on the development and launching of the Palm Beach County Aware and Care Campaign (Criminal Justice Commission)

5. ADJOURNMENT

AUGUST 31, 2021

3. REGULAR AGENDA

A. CLERK OF THE CIRCUIT COURT & COMPTROLLER

1. **Staff recommends motion to receive and file:** Warrant List – Backup information can be viewed in the Clerk & Comptroller’s Office.
2. **Staff recommends motion to approve:** Contracts (regular) and claim settlements list as submitted by various departments to the Clerk & Comptroller’s Office. Countywide

B. COUNTY ATTORNEY

1. **Staff recommends motion granting:** request by the Deputy County Attorney to (1) schedule a private meeting for an attorney-client session between the Board of County Commissioners, the County Administrator, the County Attorney, the County Attorney Designate, Chief Assistant County Attorney, and outside counsel pursuant to Section 286.011(8), Florida Statutes to discuss settlement negotiations in pending litigation of which Palm Beach County is presently a party: In re: National Prescription Opiate Litigation, Case Number: MDL 2804 (N.D. Ohio) and Palm Beach County v. Purdue Pharma, et al., Case Number: 1:18-op-46121-DAP (N.D. Ohio); and (2) to give public notice of a private meeting for an attorney-client session, which will be held at **1:00 p.m. on September 14, 2021**, in the McEaddy Conference Room at 301 North Olive Avenue, 12th Floor, West Palm Beach, Florida, and placing further notice of the private meeting on the Agenda of the Board of County Commissioners for its meeting. The following persons will attend the meeting with the members of the Board of County Commissioners who are present at that time: Verdenia Baker, County Administrator; Denise Marie Nieman, County Attorney; Denise Coffman, Deputy County Attorney; David Ottey, Chief Assistant County Attorney; Shayna E. Sacks, outside counsel; James L. Ferraro, outside counsel; James Ferraro Jr., outside counsel; Hunter Shkolnik, outside counsel; and Janpaul Portal, outside counsel. **SUMMARY:** The Board will discuss settlement negotiations. Countywide (DO)

3. REGULAR AGENDA

C. FACILITIES DEVELOPMENT & OPERATIONS

1. Staff requests Board direction: regarding a real estate and planning collaboration with the University of Florida and City of West Palm Beach towards the development of an urban educational campus on Government Hill. **SUMMARY:** On August 24, 2021, the mayors of the City of West Palm Beach (City) and Palm Beach County (County) held a joint press conference to announce a potential economic and educational initiative for the region. The initiative provides for the conveyance of real estate owned by the City, County and third parties within the area historically known as Government Hill in West Palm Beach to the University of Florida (UF) for the planning, design and construction of an urban educational campus focused on graduate, professional and executive programs. The County's current holdings on Government Hill (approximately 5 acres) have been slated to support potential future County facilities for general government operations, and represent the only remaining County holding of significant size in downtown West Palm Beach that could provide for development of additional County facilities to accommodate future growth. The assessed value of the County's real estate holdings on Government Hill, as reported by the Property Appraiser's Office, amounts to \$12,853,662. In preparation for a possible conveyance action, Staff will have the properties appraised. The County's holdings on Government Hill continue to support the Community Services department at this time. A replacement building is planned to be located at the County's 45th Street Complex, funding for which is approved under the Infrastructure Sales Tax (IST) project plan starting in FY2025. Staff is seeking direction from the Board of County Commissioners (Board) on whether it intends to pursue the urban campus initiative. If the Board decides to pursue the initiative then Staff is recommending it be authorized to initiate conversations with UF and City representatives to develop the necessary agreements to allow for development of the urban campus while ensuring the County's ability to provide for its projected future county facilities needs at alternate locations within West Palm Beach. These agreements should at a minimum provide for: 1) limitation of property use for educational purposes only, 2) reversionary rights, 3) closing costs to be borne by the grantee, 4) development timeline for the urban campus, and 5) future rezoning of the County's 45th Street Complex property to achieve appreciable flexibility resulting from allowances for increased building height and floor area ratio, subject to compliance with the City's Zoning and Land Development Regulations. If the Board decides to support the urban campus initiative, then Staff recommends it also be authorized to present a revised schedule, including appropriation of the required funding, for design and construction of the Community Services replacement building to be located at the County's 45th Street Complex. FDO Admin (District 7/ Countywide) (HJF)

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