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Mayor Keith A. James
Commission President Cathleen Ward (District 1)
Commissioner Shalonda Warren (District 2)
Commissioner Christy Fox (District 3)
Commissioner Joseph A. Peduzzi (District 4)
Commissioner Christina Lambert (District 5)

CRA Executive Director Christopher Roog
City Attorney Kimberly Rothenburg
City Clerk Shaquita Edwards

City of West Palm Beach
Community Redevelopment Agency
DRAFT Agenda
Tuesday, September 3, 2024
4:00 PM

In accordance with the provisions of the Americans with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall, within three days prior to any proceeding, contact the City Clerk's Office, 401 Clematis Street, West Palm Beach, FL 33401, (561) 822-1210.

1. CALL TO ORDER

2. CIVILITY AND DECORUM

The City of West Palm Beach is committed to civility and decorum by its officials, employees and members of the public who attend this meeting. The City Code, Secs. 2-31(8), 2-31(18) and 2-31(22), provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the City Commission as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.
- Any person desiring to address the Commission **shall** file a written request with the city clerk prior to consideration of the matter by the Commission or prior to the public comment portion of a meeting. The person wishing to speak **shall** complete a comment card for each agenda item the person wishes to address, which **shall** include the person's full name, address, and the numbered agenda item. The person will not be recognized if the comment card is not completed.

3. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA

4. COMMENTS FROM THE PUBLIC

Public comments are limited to three (3) minutes. Anyone wishing to address the Commission should complete a "Comments by the Public" card and present it to the City Clerk prior to the Public Comments. When you are called to speak, please go to the podium and state your name and address for the record prior to addressing Commission. The Commission will not discuss the matter nor respond to the comment this evening. Comments made will become part of the record and may be addressed at a later date.

5. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

6. CONSENT CALENDAR

All items listed under the consent calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items.

- 6.1. Minutes of the Community Redevelopment Agency Meeting of August 5, 2024.

Originating Department:

Mayor's Office

- 6.2. Resolution No. 24-48 approving the appointment of Kevin Harris to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-48: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPOINTMENT OF KEVIN HARRIS TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The West Palm Beach Community Redevelopment Agency Advisory Board (CRAAB) for the Northwood / Pleasant City District is governed by Resolution No. 20-70. The CRAAB is made up of eleven (11) voting members representing the following groups and organizations:

1. One (1) member who is the owner of a business located in the Northwood/Pleasant City District: Currently filled by Denise T. Williams;

2. Two (2) at-large members from the Northwood/Pleasant City District: Currently both are vacant;
3. One (1) member representing the Chamber of Commerce of the Palm Beaches: Currently filled by John Carpenter;
4. One (1) member representing a 501(c)(3) non-profit community-focused organization located in the Northwood/Pleasant City District: Currently vacant;
5. One (1) member representing a financial institution with an office in the City of West Palm Beach: Currently filled by Thais Sullivan;
6. One (1) property owner from the Northwood area of the Northwood/Pleasant District: Currently filled by Angela Ogburn;
7. One (1) property owner from the Pleasant City area of the Northwood/Pleasant District: Position filled by Alyassia Taylor;
8. One (1) member who is an architect, landscape architect, planner, or engineer: Currently filled by Michael Howe;
9. One (1) member with legal background: Currently filled by William Holland; and
10. One (1) member who is a general contractor or who has private sector development related experience: Currently filled by Robin Galanti.

The purpose of the CRAAB is to assist and advise the CRA in preparing and implementing the Northwood / Pleasant City CRA District Strategic Finance Plan, including recommending projects consistent with the Community Redevelopment Plan and Florida Community Redevelopment Act, and to recommend amendments or modifications to the Northwood/Pleasant City Strategic Finance Plan.

Kevin Harris is a resident of West Palm Beach residing in the north end of the City. This will be Mr. Harris's first term under CRAAB Resolution No. 20-70, which allows for a maximum of three (3) consecutive terms. Mr. Harris will serve in the capacity of representing a member "at large". Mr. Harris' appointment was reviewed and recommended by the Nominating Committee.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact.

7. RESOLUTIONS

- 7.1. Resolution No. 24-33 approving the Term Sheet for a Tax Increment Financing (TIF) agreement between the West Palm Beach Community Redevelopment Agency and WPB Fern Holdings LLC for the construction of twenty-two (22) affordable/workforce housing units according to the DMP Housing Incentive Program.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-33: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A TERM SHEET FOR A TAX INCREMENT INCENTIVE AGREEMENT BETWEEN WPB FERN HOLDINGS, LLC, AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY RELATED TO THE DEVELOPMENT OF A RESIDENTIAL MULTI-FAMILY PROJECT, INCLUDING AFFORDABLE/WORKFORCE HOUSING IN COMPLIANCE WITH THE DMP HOUSING INCENTIVE PROGRAM, TO BE LOCATED AT 464 FERN STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-33.

Background Information:

On September 2023, WPB Fern Holdings LLC submitted an application for site plan approval for the construction of an 8-story residential building including 340 units and 19,474 square feet of commercial space. The building encompasses the block between Fern Street and Gardenia Street, Dixie Highway and Quadrille Boulevard, including the 3-story historic building located at 401 S. Dixie Highway, which will be preserved.

The proposed building is utilizing the Transfer of Developments Rights (TDR) program, and it is increasing its development capacity by transferring 89,028 square feet from several historic buildings to the site. Due to the utilization of the TDR program, the project is required to dedicate 20% of the additional square footage (TDRs) for residential units for families between 60% - 100% of the area median income (AMI).

In compliance with the DMP Housing Incentive Program, the project is providing twenty-two (22) residential units on-site to be distributed as follows:

Micro units: 4 units at 60% or less AMI
5 units at 81%-100% AMI

One Bedroom: 1 unit at 60% or less AMI
4 units at 61%-80% AMI
4 units at 81%-100% AMI

Two Bedrooms: 1 unit at 60% or less AMI
1 unit at 61%-80% AMI
2 units at 81%-100% AMI

The program also provided for the reimbursement of Tax Increment Financing (TIF) to cover the gap between the affordable/workforce units and the market rate units for a period of ten (10) years in exchange for a twenty (20) year affordability.

WPB Fern Holdings LLC has proposed to extend the affordability period to forty (40) years in exchange for a twenty (20) year TIF payment. Due to the expiration of the CRA in the year 2046, the maximum TIF payment was calculated at nineteen (19) years, and the affordability period calculated at thirty-eight (38) years.

The total amount of TIF estimated for this project is currently calculated at \$10,600,000; and it will be paid by the reimbursement of maximum 45% of the taxes received by the CRA from the project every year until the maximum amount is reached - estimated to be in fifteen (15) years.

This project is the first project utilizing the DMP housing incentive program.

CRA District: Downtown / City Center.

The project is located in Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact at this point.

- 7.2. Resolution No. 24-39 authorizing the sale and conveyance of real property located at 630 7th Street, to Rohi's Readery LLC, for a purchase price of \$223,300 and approving a CRA grant in the amount of \$44,000 to Rohi's Readery LLC, for property improvement.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-39: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE AND CONVEYANCE OF REAL PROPERTY LOCATED AT 630 7TH STREET, WEST PALM BEACH, FLORIDA ("PROPERTY") TO ROHI'S READERY LLC, FOR A PURCHASE PRICE OF \$223,300; APPROVING THE AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY WITH ROHI'S READERY LLC; APPROVING A CRA GRANT IN THE AMOUNT OF \$44,000 TO ROHI'S READERY LLC, FOR PROPERTY IMPROVEMENT; AUTHORIZING THE MEMORIALIZING OF THE TERMS AND CONDITIONS OF THE CRA GRANT AND ANY REQUIRED SECURITY DOCUMENTS IN FORM AND SUBSTANCE TO BE APPROVED BY THE CRA ATTORNEY'S OFFICE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-39.

Background Information:

The Styx Concept Plan began in 2017. In 2022, three (3) businesses were selected to proceed with negotiations. Two (2) buildings remained for award.

The Styx Promenade Request for Proposals for the two (2) remaining buildings (Lot 8 and Lot 9) hit the street on September 15, 2023.

Three (3) Styx outreach events occurred on October 21, 2023, November 2, 2023, and December 1, 2023.

Proposals were due on December 14, 2023.

The CRA received twelve (12) proposals from:

1. Tax on Track
2. Vegan Fine Foods
3. Serene Beauty Suite
4. Rohi's Readery
5. Mosaic Group
6. Total Health and Wellness
7. 1st Source Construction
8. Family First Direct Primary Care
9. TNT Crabs & Seafood d/b/a Lasouli's Seafood
10. Bassett Property Unlimited
11. Rugged Elements
12. Elite Bookings

A Technical Review Meeting was held on January 8, 2024 from 10:00 a.m. to 1:00 p.m. to review the proposals, deliberate the merits of each proposal, and develop a list of final recommendations for selection of the proposals to be presented to the CRA Board in February.

The Technical Review Committee consisted of seven (7) members representing the CRA Advisory Board; Historic Northwest business owners and residents; representatives from the financial sector; and Frank Hayden, Director of the Office of Small & Minority Business Programs.

Each committee member served on the last Styx Promenade proposal process, with the exception of a new addition – Craig Glover, Current Styx Promenade business owner; Dr. Alisha Winn, due to a personal conflict of interest with a business owner submitting a proposal; and Pamela Stewart, who replaced Marlon White at the Palm Beach County Black Business Investment Corporation (PBCBBIC).

The Board will make final selection for each lot based on the authority granted in Section 163.380.

The CRA Board selected the top proposals on February 20, 2024 to begin negotiations in the form of a purchase and sales agreement. The top proposers were:

- Lot 8: Rohi's Readery and Vegan Fine Foods
- Lot 9: Serene Beauty Suite

Staff is recommending Sale and Conveyance of Lot 8 to Rohi's Readery, LLC.

Commission District 3: Commissioner Christy Fox.

Downtown/City Center District or Norwood / Pleasant City District.

Fiscal Note:

The sale asset is in the amount of \$223,300, and the grant is in the amount of \$44,000.

- 7.3. Resolution No. 24-46 approving a grant agreement with the West Palm Beach Center for Arts and Technology in the amount of \$75,000 to assist businesses associated with Community Redevelopment Agency (CRA) projects with talent attraction.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-46: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GRANT AGREEMENT WITH THE WEST PALM BEACH CENTER FOR ARTS AND TECHNOLOGY TO PROVIDE TALENT ATTRACTION FOR BUSINESSES ASSOCIATED WITH THE CRA PROJECT FOR \$75,000, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-46.

Background Information:

The West Palm Beach Center for Arts and Technology (WPB-CAT), established in 2018, is a nonprofit organization dedicated to serving the residents of the Historic Northwest community. Inspired by the operating principles of the Manchester Bidwell Corporation in Pittsburgh, PA, WPB-CAT aims to inspire, motivate, and prepare youth and adults for career opportunities and success through innovative arts and job training programs.

WPB-CAT offers a variety of programs, including arts education for high school students and targeted job training, support, and employment services for adults. These programs are designed to help participants obtain and retain local jobs, fostering both personal and community growth. The center has facilitated numerous collaborative projects and community service initiatives, such as mural painting and entrepreneurship workshops, to engage and empower the local community.

By providing these valuable resources and opportunities, WPB-CAT strives to create a positive impact on the lives of its participants and contribute to the overall development of the West Palm Beach area.

In 2022, the CRA approved a \$150,000 grant for training and job readiness programs in the Historic Northwest. The following year, WPBCAT raised approximately \$280,000 for operations, with \$185,000 coming from grants. The Center is awaiting relocation to its new premises at 819 N. Sapodilla Avenue.

Resolution No. 24-46 sanctions a \$75,000 grant agreement to support training and job readiness, aiding local businesses that CRA has integrated into brick-and-mortar projects. These businesses are situated in the Styx Promenade, along Tamarind Avenue and Sapodilla Avenue, and span the hospitality, medical, retail, and professional services sectors.

The CRA will receive periodic updates on the programming as part of the grant conditions. The grant payment will be distributed monthly over a 12-

month period.

WPBCAT is situated in the Downtown City Center District.

This initiative falls within Commission District 3: Commissioner Christy Fox.

- 7.4. Resolution No. 24-47 amending the agreement for lease, purchase, and sale of 314 Clematis Street with 314 Clematis Owners LLC.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-47: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE AGREEMENT FOR LEASE, PURCHASE, AND SALE OF PROPERTY LOCATED AT 314 CLEMATIS STREET, WHICH PROVIDES FOR THE LEASE, REDEVELOPMENT, AND SALE BETWEEN 314 CLEMATIS OWNER LLC AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-47.

Background Information:

During the June 2024 CRA Board meeting, the lease, sale, and purchase of 314 Clematis Street was approved by the CRA Board to a joint venture comprising Brand Atlantic Real Estate Partners, LP, and Blue Water Advisors LP. This joint venture has established 314 Clematis Owners LLC "Purchaser"). According to the agreement with the CRA, the Purchaser will renovate, operate, and maintain the property at 314 Clematis Street under a lease-to-own arrangement. In exchange, the Purchaser will compensate the CRA with \$5.6 million over five (5) years, with the bulk of the payment due at the end of the term.

On August 8, 2024, Brand Atlantic Real Estate Partners, representing the Purchaser sought an amendment to the agreement. The amendment would defer the property insurance requirements until a building permit is issued and redefine the commencement of construction as the work that begins post-demolition. The CRA staff have expressed support for these amendments.

The amendment will also provide for assignment of the Bank of America ATM lease to the Purchaser. Bank of America desires to renovate its ATM facility. Assignment of the lease will allow the Purchaser to work with

Bank of America and accommodate each other's plans in the renovation of the property.

To accommodate the amendment, the property's delivery date has been postponed until the amendment is fully executed.

Resolution No. 24-47 approves the First Amendment and authorizes the Chair to also execute the assignment of the ATM Lease which will be by separate document.

CRA District: Downtown City Center.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The CRA will be assigning the rent payments received from the ATM lease. The funding totaling \$33,000 annually will be sent to Brand Atlantic. Brand Atlantic will still pay the CRA \$100,000 annually for the lease until the balloon payment is received at the end of year 5 for the full amount.

8. ADJOURNMENT

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CITY COMMISSION AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD