



401 Clematis Street
West Palm Beach, Florida 33401
(561) 822-2222 (TTY) 800-955-8771
www.wpb.org

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
Pass/Fail Agenda
Tuesday, September 3, 2024
3:00 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- 3:00 PM

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- Item 7.2 was continued to October 2024, CRA Meeting.

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- None

6. CONSENT CALENDAR- ALL ITEMS WERE APPROVED.

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, a resident of the north end of West Palm Beach, is beginning his first term under CRAAB Resolution No. 20-70. This resolution permits up to three consecutive terms. Mr. Harris will serve as an "at large" member, with his appointment reviewed and recommended by the Nominating Committee.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact.

- 6.3. Resolution No. 24-45 approving a Paint, Plant, and Pave program grant in the amount of \$19,995 for fencing improvements to properties at Merry Place North and approving and authorizing the chair to sign a Property Improvement Agreement; and

Resolution No. 24-44 approving a Paint, Plant, and Pave program grant in the amount of \$19,885 for fencing improvements to properties at Merry Place South and approving and authorizing the chair to sign a Property Improvement Agreement.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-45: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PAINT, PLANT & PAVE GRANT IN THE AMOUNT OF \$19,995 TO MERRY PLACE PROPERTY OWNERS ASSOCIATION, INC., FOR NEW FENCING AROUND SIX (6) PROPERTIES KNOWN AS MERRY PLACE NORTH, LOCATED ON HAPPY STREET; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A PROPERTY IMPROVEMENT GRANT AGREEMENT WITH THE ASSOCIATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 24-44: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PAINT, PLANT & PAVE GRANT IN THE AMOUNT OF \$19,885 TO MERRY PLACE PROPERTY OWNERS ASSOCIATION, INC., FOR NEW FENCING AROUND SIX (6) PROPERTIES KNOWN AS MERRY PLACE SOUTH, LOCATED ON HAPPY STREET; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A PROPERTY IMPROVEMENT GRANT AGREEMENT WITH THE ASSOCIATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

By Resolution No. 17-42, the Community Redevelopment Agency (CRA) Board authorized the Paint, Plant, and Pave grant program for the Northwood Village / Pleasant City district.

The Paint, Plant, and Pave grant program is a grant available in the Northwood Village / Pleasant City CRA district that aims to immediately enhance the aesthetics of single-family and multi-family properties, while also trying to incentivize curb appeal. This program allows funding for qualified improvements, which are listed below:

- Exterior painting
- Minor facade repairs
- Landscaping
- Awnings installation or repair
- Driveway or parking lot sealing or repair
- Driveway pavers installation
- Irrigation systems installation or repair
- Exterior lighting installation or repair
- Fence installation, repair, or removal
- Window installation or repair

In May 2024, Marissa Davis, president of the Merry Place Property Owners Association Inc., submitted a Paint, Plant, and Pave grant application for both Merry Place North and Merry Place South in the Merry Place Estates development. The funding request is for \$19,995 and \$19,885; respectively, covering new fencing along Spruce Avenue for both properties. These improvements are projected to enhance the exterior aesthetics of the property.

Merry Place North includes the following addresses:

- 2055 Happy Street
- 2061 Happy Street
- 2069 Happy Street
- 2075 Happy Street
- 2081 Happy Street
- 2087 Happy Street

Merry Place South includes the following addresses:

- 2005 Happy Street
- 2009 Happy Street
- 2013 Happy Street
- 2017 Happy Street
- 2021 Happy Street
- 2025 Happy Street

Resolution No. 24-44 approves a grant and authorizes the CRA Chair to execute the grant agreement with Merry Place (South) Property Owners Association, Inc., in the amount of \$19,885.

Resolution No. 24-45 approves a grant and authorizes the CRA Chair to execute the grant agreement with Merry Place (North) Property Owners Association, Inc., in the amount of \$19,995.

The proposed grants support the Pleasant City Target Area Goal 5:

Enhancement and refurbishment of infrastructure and streetscape conditions.

CRA District: Northwood/Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

- 6.4. Resolution No. 24-50(F) authorizing the transfer of funds from Fund 356 into Fund 256 to pay for arbitrage rebate.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-50(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2023/2024 FOR THE PURPOSE OF AMENDING THE SERIES 2019 CCCRA CAPITAL BOND FUND TO PROVIDE FOR THE TRANSFER OF FUNDS IN THE AMOUNT OF \$1,500,000 TO FUND PAYMENT OF ARBITRAGE FOR CRA BOND 2019 TO THE IRS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

In July 2019, the CRA issued \$91,285,000 in Tax Increment Financing Revenue Bonds (Series 2019 Bonds) for the purpose of funding certain capital projects within the Downtown area of the CRA.

In accordance with the terms of the tax covenants in the official statement of the Series 2019 Bonds and the Internal Revenue Service (IRS) Code Section 148, the CRA is required to pay to the IRS a rebate amount representing the cumulative interest earned above the bond yield during the period from July 2019 through July 2024. The cumulative investment earnings exceeded the allowable interest earnings of the bond by \$1,500,000; which is the amount payable to the IRS.

Last August 5, 2024, the CRA Board approved Resolution No. 24-37(F) transferring funds from reserves to a dedicated account for the payment of Arbitrage Rebate.

Resolution No. 24-50(F) will transfer funds from the Series 2019 Capital Bond Fund to the Series 2019 CCCRA Debt Service Fund in the amount of \$1,500,000 to fund the arbitrage payment.

CRA District - Downtown / City Center.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Transfer of funds from 356 to 256.

- 6.5. Resolution No. 24-51(F) transferring \$42,000 for innovative policing equipment and annual maintenance in the Downtown City Center Community Redevelopment Agency (CRA) and Northwood-Pleasant City-Broadway CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-51(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2023/2024 FOR THE PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY FUND AND THE NORTHWOOD/PLEASANT CITY CRA FUND BUDGETS TO PROVIDE FOR INCREASES IN ADMINISTRATIVE EXPENSES FOR ADDITIONAL INNOVATIVE POLICING EQUIPMENT IN THE DOWNTOWN/CITY CENTER AND NORTHWOOD/PLEASANT CITY DISTRICTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The West Palm Beach Police Department (WPBPD) aims to build on the success of its recently established Community-Oriented Patrol Bicycle (COPB) unit. This unit has concentrated its efforts in the Community Redevelopment Agency (CRA) historic area, particularly along the Tamarind and Broadway Avenue corridors. The COPB unit represents an innovative approach to policing. Unlike the traditional patrol model, where an officer patrols alone in a marked vehicle over a large area with limited community interaction, the COPB unit uses electric bikes. These bikes are operated in pairs or small groups, focusing on smaller geographic areas under the stratified policing model. This approach allows for more direct citizen engagement, enhancing community-oriented policing functions and operations.

Bike patrols offer uniformed officers greater flexibility in their patrol techniques, making engaging with the public easier and building community trust. Community trust is essential for reducing crime. One of the primary goals of community policing is to maximize direct contact with the public. The Department of Justice's Community Oriented Policing Office (COPS) defines this concept as follows:

"Rather than simply responding to crimes once they have been committed, community policing concentrates on preventing crime and eliminating the atmosphere of fear it creates. Earning the trust

of the community and making those individuals stakeholders in their own safety enables law enforcement to better understand and address both the needs of the community and the factors that contribute to crime." (United States Department of Justice-Community Oriented Policing Services COPS – Community Policing Defined - About the COPS Office).

The WPBPD COPB unit has indeed made a significant impact since it became operational in March 2024. Here are some key achievements and benefits:

KEY ACHIEVEMENTS

- Felony Arrests: 222
- Misdemeanor Arrests: 303
- Traffic Stops: 276
- Moving Citations: 54
- Moving Warnings: 231
- Field Interviews: 455
- Recovered Firearms: 35
- Transports: 131
- Currency Seized: \$27,929

BENEFITS OF ELECTRIC BIKES

- Officer Wellness: Engaging in physical fitness activities rather than being sedentary in a patrol vehicle.
- Maneuverability: More maneuverable in urban settings, allowing for quicker response times in some incidents.
- Environmental Impact: Fewer police vehicles on City streets reduce traffic congestion and positively impact the environment.

The WPBPD is seeking additional funding to expand the COPB unit by adding six (6) electric patrol bikes and required maintenance, which costs \$170 per bike monthly.

These efforts not only enhance public safety but also contribute to the overall well-being of the community and the environment.

Location: Downtown City Center CRA and Northwood Pleasant City CRA Districts.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Approval will recognize reserve funding, providing appropriations for increased administrative expenditures for police equipment.

7. RESOLUTIONS- Items 7.1, 7.3-7.8. Item 7.2 was continued.

- 7.1. 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 comprised 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 the 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 recommends the 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.

- 7.2. 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.

- 7.3. 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 CRA Board approved the lease, sale, and purchase of 314 Clematis Street 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 the 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 execute the assignment of the ATM Lease, which will be done in a separate document.

CRA District: Downtown City Center.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The CRA will assign 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.

- 7.4. Resolution No. 24-49 authorizing a Relocation and Development Assistance grant for D'Best BBQ Inc. at 1020 N. Tamarind Avenue for an amount not to exceed \$30,000.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-49: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GRANT UNDER THE RELOCATION AND DEVELOPMENT INCENTIVE PROGRAM TO D'BEST BBQ INC., TO BE USED FOR IMPROVEMENTS AT 1020 N. TAMARIND AVENUE, DOWNTOWN/CITY CENTER CRA; AUTHORIZING THE CHAIR TO EXECUTE THE GRANT AGREEMENT

AND ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE GRANT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-49.

Background Information:

The CRA Board determined that the Relocation and Development Assistance Program supports difficult and/or unique redevelopment projects that could not be accommodated under other CRA programs. Since all redevelopment obstacles cannot be anticipated, this program allows the CRA Board flexibility to facilitate projects that would not happen without assistance at some level. This incentive program ensures property development continues by rehabilitating existing structures, removing blight, allowing businesses to relocate to more suitable locations, and re-merchandising vacated space.

D'Best BBQ is a small business that has been serving the community for over fifteen (15) years. Though the food provider has maintained operations out of a food truck, increased popularity and demand raised the need for a fixed commercial location. As such, the business has leased 1020 N. Tamarind Avenue. This commercial building was abandoned years ago; however, through CRA and other partnerships, it has been revitalized to serve a few new tenants.

D'Best BBQ proposed to equip the empty space with a fully operational restaurant and kitchen. Construction includes, but is not limited to, professional interior buildout; installation of commercial grills, ovens, freezers, and other fixtures; as well as indoor and outdoor seating, etc.

This establishment is expected to positively impact the local community, creating jobs, demonstrating economic vitality for the neighborhood, attracting private investment, and inviting tourism to the City.

Approval of Resolution No. 24-49 authorizes the execution of the grant agreement with D'Best BBQ in an amount not to exceed \$30,000.

The proposed grant supports the goals of the Downtown City Center CRA:

- (15) Seek to retain significant cultural and traditional elements of the City Center.
- (25) Initiate activities to prevent the recurrence and spread of blighting conditions.
- (29) Encourage a mixture of uses and activities which facilitate and

stimulate economic growth.

CRA District: Downtown/Historic Northwest.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Budgeted.

- 7.5. Resolution No. 24-40 adopting Amendment No. 20 to the Northwood/Pleasant City Community Redevelopment Agency (CRA) Strategic Finance Plan.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-40 : A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDMENT NO. 20 TO THE NORTHWOOD / PLEASANT CITY STRATEGIC FINANCE PLAN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-40.

Background Information:

In April 2005, the West Palm Beach Community Redevelopment Agency (the "CRA") formally adopted the Strategic Finance Plan (the "Finance Plan") for the Northwood/Pleasant City CRA District. The Finance Plan is amended annually as needed, with each amendment subject to formal approval by the CRA Board.

The Strategic Finance Plan for the Northwood/Pleasant City CRA District, as revised (i.e., Amendment No. 20), is provided in Resolution No. 24-40 as Exhibit "A". Amendment No. 20 provides for an update to programs in the target areas; and provides for a current 5-year finance plan (2025-2029).

The Finance Plan identifies target project areas and specific redevelopment activities within each target area, along with an organizational structure and funding mechanism for implementation.

---FINANCE PLAN OVERVIEW---

The Finance Plan comprises of two (2) main sections to assist users in reviewing the information contained therein. The Finance Plan is structured as a "Source" and "Use", meaning the top portion of the plan delineates the "source" of funds (i.e., including the type of revenues and the aggregate totals). The bottom portion delineates the "use" of funds (including the type

of uses and aggregate totals). The Finance Plan is presented in the following sections and is provided in Exhibit A.

SECTION 1: SUMMARY FINANCIAL STATEMENTS

- Summary Statement by Project: Summarizes the Finance Plan data and presents Target Area Investment by Project.
- Summary Statement by Target Area: Summarizes the Finance Plan data and presents Target Area Investment by Target Area.

SECTION 2: SUPPORTING SCHEDULES

- Target Area Supporting Schedules: Details the investment by Target Area (e.g., Broadway, Currie Corridor, etc.).
- Tax Increment Revenue Forecast: Details the assumptions for growth in tax increment revenue and the underlying property valuations.
- Debt/Financial Obligation Forecast: Details the debt service requirements for existing debt obligations.
- Miscellaneous Operating Expenditure Forecast: Details operating expenses by type.

REVENUES

Tax Increment:	\$42,137,884
Miscellaneous:	868,890
Carryforward:	3,865,057
Letter of Credit, Series 2024:	<u>5,000,000</u>
	\$51,871,831

EXPENDITURES

Operations:	\$7,608,475
Debt Service:	12,940,092
Target Area Initiatives:	<u>26,731,297</u>
	\$47,279,864

RESERVES

\$4,591,967

Fiscal Note:

No direct fiscal impact based on the plan amendment.

- 7.6. Resolution No. 24-41(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2024, and ending on September 30, 2025, for the Northwood/Pleasant City District of

the West Palm Beach Community Redevelopment Agency (CRA).

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-41(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENSE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025; APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE NORTHWOOD/PLEASANT CITY DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-41(F).

Background Information:

The Strategic Finance Plan sets forth the prioritization of financial resources required for the CRA to attain its establishing redevelopment goals.

The Fiscal Year 2025 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

REVENUES

Tax Increment:	\$6,907,069
Miscellaneous:	
Lease/Rental Revenue	52,530
Investment Earnings	150,000
Carryforward:	<u>3,865,057</u>
	\$10,974,656

EXPENDITURES

Operations:	\$1,211,488
Debt Service:	1,850,500
Target Area Initiatives:	<u>6,921,532</u>
	\$9,983,520

RESERVES

\$991,136

Fiscal Note:

Resolution No. 24-41(F) approves revenues and expenses for FY2025 per approved Strategic Finance Plan.

- 7.7. Resolution No. 24-42 adopting Amendment No. 19 to the Downtown/City Center Community Redevelopment Agency (CRA) Strategic Finance Plan.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-42: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDMENT NO. 19 TO THE DOWNTOWN/CITY CENTER STRATEGIC FINANCE PLAN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-42.

Background Information:

In November 2005, the West Palm Beach Community Redevelopment Agency (the "CRA") formally adopted the Strategic Finance Plan (the "Finance Plan") for the Downtown/City Center CRA District. The Finance Plan is amended annually as needed, with each amendment subject to formal approval by the CRA Board.

The Strategic Finance Plan for the Downtown/City Center CRA District (i.e., Amendment No. 19) is provided in Resolution No. 24-42 as Exhibit "A". The Plan provides an update to the programs in the target areas, management, and organizational structure of the agency. It provides a current 5-year finance plan as presented at previous budget discussions.

The Finance Plan identifies target project areas and specific redevelopment activities within each of the target areas, along with an organizational structure and funding mechanism for implementation.

---FINANCE PLAN OVERVIEW---

The Finance Plan is composed of two (2) main sections to assist users in reviewing the information contained therein. The Finance Plan is structured as a "Source" and "Use", meaning the top portion of the plan delineates the "source" of funds (i.e., including the type of revenues and the aggregate totals), and the bottom portion delineates the "use" of funds (including the type of uses and aggregate totals). The Finance Plan is presented in the following sections and is provided as Exhibit A.

SECTION 1: SUMMARY FINANCIAL STATEMENTS

- Summary Statement by Project: Summarizes the Finance Plan data and presents Target Area Investment by Project.
- Summary Statement by Target Area: Summarizes the Finance

Plan data and present Target Area Investment by Target Area.

SECTION 2: SUPPORTING SCHEDULES

- Target Area Supporting Schedules: Details the investment by Target Area (e.g., Historic Northwest, Downtown Core, etc.).
- Tax Increment Revenue Forecast: Details the assumptions for growth in tax increment revenue and the underlying property valuations.
- Debt/Financial Obligation Forecast: Details the debt service requirements for existing debt obligations.
- Miscellaneous Operating Expenditure Forecast: Details operating expenses by type.

The following represents a financial summary of the Finance Plan:

REVENUES

Tax Increment:	\$358,438,680
Miscellaneous:	
Lease/Rental Revenue	664,442
Tent Site Lease	2,081,700
Investment Earnings (Fund 105 + Fund 356)	4,200,000
Carryforward:	
Operating Fund (105)	42,209,270
Capital Bond Fund (356)	<u>12,537,111</u>
	\$420,131,203

EXPENDITURES

Operations:	\$85,171,887
Debt Service:	57,311,125
Target Area Initiatives:	<u>175,165,038</u>
	\$317,648,050

RESERVES \$102,483,153

CRA District: Downtown / City Center District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No direct fiscal impact based on the plan amendment.

- 7.8. Resolution No. 24-43(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2024, and ending on September 30, 2025, for the Downtown/City Center District of the West Palm Beach Community Redevelopment Agency (CRA).

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-43(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENSE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025; APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE DOWNTOWN/CITY CENTER DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-43(F).

Background Information:

The Strategic Finance Plan sets forth the prioritization of financial resources required for the CRA to attain its established redevelopment goals.

The Fiscal Year 2025 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

REVENUES

Tax Increment:	\$63,462,174
Miscellaneous:	
Lease/Rental Revenue	131,600
Investment Earnings (Fund 105 + Fund 356)	1,250,000
Carryforward:	
Operating Fund (105)	42,209,270
Capital Bond Fund (356)	<u>12,537,111</u>
	\$119,590,155

EXPENDITURES*

Operations:	\$15,905,921
Debt Service:	11,489,225
Target Area Initiatives:	<u>90,485,732</u>
	\$117,880,878

RESERVES

\$1,709,277

*Please Note: These figures include the total operating activity for all CRA Funds and ties to the Strategic Finance Plan. Excluded from this total is the \$7.37 million transfer from the CRA Fund (expense within Fund 105) into the CRA Series 2019 Bond Debt Service Fund (revenue within Fund 256). The interfund transfer represents an accounting transaction that “grosses up” the totals, which does not accurately reflect the actual investment in the District. As such, the Finance Plan excludes the interfund transfer activity to provide the CRA Board and stakeholders with an accurate reflection of anticipated investment within the District. The budget, provided in Exhibit A and Exhibit B of the Resolution, does include the interfund transfer to allow for the administrative management of the District.

CRA District: Downtown / City Center.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Resolution No. 24-43(F) approves revenues and expenses for FY2025 per approved Strategic Finance Plan.

8. ADJOURNMENT- 4:51 PM

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