



WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

Office of the Executive Director
401 Clematis Street (561) 822-1550
West Palm Beach, FL 33401 www.wpb.org/cra



Annual Report

for the
Fiscal Year Ending
September 30, 2023



BOARD OF COMMISSIONERS

Board of Commissioners

KEITH A. JAMES
MAYOR



KJames@wpb.org

CATHLEEN WARD
COMMISSIONER



CWard@wpb.org

SHALONDA WARREN
COMMISSIONER



SWarren@wpb.org



Mission Statement

To foster and directly assist in the redevelopment of the Community Redevelopment Areas in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA Districts and the City of West Palm Beach as a whole.

CHRISTY FOX
COMMISSIONER



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COMMISSIONER



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CHRISTINA LAMBERT
COMMISSIONER



CLambert@wpb.org

LETTER FROM THE EXECUTIVE DIRECTOR

Letter from the Executive Director



March 28, 2024

I am pleased to present the Community Redevelopment Agency's (CRA) Fiscal Year 2023 Annual Report, highlighting the significant strides and accomplishments achieved throughout the year. As Director, it is with great pride that I share the progress made in our ongoing efforts to revitalize and enhance our community.

Over the past year, the CRA has undertaken several impactful projects aimed at improving the overall quality of life for our residents and fostering sustainable economic growth. Some of the major highlights include:

1. **Infrastructure Enhancements**: Through strategic investments, we have upgraded essential infrastructure such as roads, sidewalks, and utilities, laying the groundwork for continued development and prosperity.
2. **Affordable Housing Initiatives**: Recognizing the importance of accessible housing options, we have collaborated with developers and local stakeholders to create affordable housing units, ensuring that all members of our community have a place to call home.
3. **Business Development Support**: Our commitment to fostering a vibrant business environment has led to the implementation of various projects, programs, and incentives to support local entrepreneurs and attract new businesses to our area, driving economic vitality and job creation in each CRA District.
4. **Community Engagement and Outreach**: Through active community engagement initiatives, we have sought input from residents, businesses, and other stakeholders to ensure that our projects align with the needs and aspirations of the community we serve.

These accomplishments would not have been possible without the dedication and collaboration of our staff, partners, and community members.

As we look ahead to the future, the CRA remains committed to building upon these achievements and pursuing new opportunities to further enhance the vitality and resilience of our community.

In the coming year, we will continue to prioritize projects that promote inclusive growth, environmental sustainability, and equitable development. By working together, we can create a brighter and more prosperous future for all who call our community home.

LETTER FROM THE EXECUTIVE DIRECTOR

Presented herein is the 2023 Annual Report for the CRA which covers the period from October 1, 2022, through September 30, 2023, and includes the following information:

- General background information regarding the CRA and the Redevelopment Areas;
- Historical/current performance data (economic and financial) for each redevelopment area including # of activities started/completed, expenditures of the Redevelopment Agency Trust Funds, taxable property values; contributing taxing authority millage rates; tax increment revenues; tax-base segmentation; etc.
- Report of activities (projects, initiatives, etc.) within the redevelopment areas;
- Status report of the progress made in carrying out the Redevelopment Plan;
- Comparison of Redevelopment Plan goals, objectives, and policies to program accomplishments; and
- Financial statements for the fiscal year ending September 30, 2023.

This Annual Report has been prepared in accordance with §163.371 and 163.387(8).

Thank you for your continued support and partnership as we strive to make meaningful and lasting improvements in our community.

Respectfully Submitted,
Christopher Roog
Christopher Roog, CEcD
CRA Executive Director



<p> COME VISIT</p> <p>City of West Palm Beach 401 Clematis Street West Palm Beach, FL 33401</p>	<p> PHONE</p> <p>CITY HOTLINE: (561) 822-2222 (TTY: 800-955-8771)</p>
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WEST PALM BEACH CRA

West Palm Beach CRA

Background

The West Palm Beach Community Redevelopment Agency (CRA) is a local government agency that works in collaboration with residents, property owners, businesses, developers and other community organizations to foster redevelopment within the CRA Districts. Among our priorities include public safety, beautification, streetscape and infrastructure improvements, economic development, affordable housing, business incentives, marketing and special events, and historic preservation. Nationally known as one of the most innovative and effective Community Redevelopment Agencies in the country, the West Palm Beach CRA is setting the standard for redevelopment.

Redevelopment Areas

The CRA consists of the following two separate Redevelopment Areas comprising approximately 1,399-acres¹:

- City Center Community Redevelopment Area (hereafter referred to as the “CCCRA”; approximately 940-acres); and
- Northwood/Pleasant City Community Redevelopment Area (hereafter referred to as the “NPCCRA”; approximately 459-acres).

Funding Source

The primary funding source available to the CRA consists of Tax Increment revenues. Tax Increment revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area. The taxable value of all real property in the redevelopment area is determined as of a fixed date², also known as the “base-year” value. Contributing taxing authorities continue to receive ad valorem tax revenues (a.k.a. property tax revenues) based on the base-year value. Revenues generated from the base-year value are available for general government purposes. However, ad valorem revenues from increases in real property value, referred to as “Tax Increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

¹ The acreage information identified herein for the CRA is based on Geographic Information Systems mapping technology.

² F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund.

WEST PALM BEACH CRA

Strategic Finance Plans

In 2004, the CRA determined that a more aggressive approach was needed to effectively address the blighted conditions within the Redevelopment Areas. Staff responded through creation of a five-year strategic redevelopment program (i.e., hereinafter referred to as the “Finance Plan”) that incorporated existing planning reports/studies, feedback from community forums/charrettes, etc., with the end result being the identification and prioritization of redevelopment projects that enable the CRA to effectively and efficiently combat blight and address affordable housing availability.

The Finance Plan has increased private sector investment as the development community, residents, lenders and other stakeholders recognize that a solid financial commitment has been made by our elected officials.

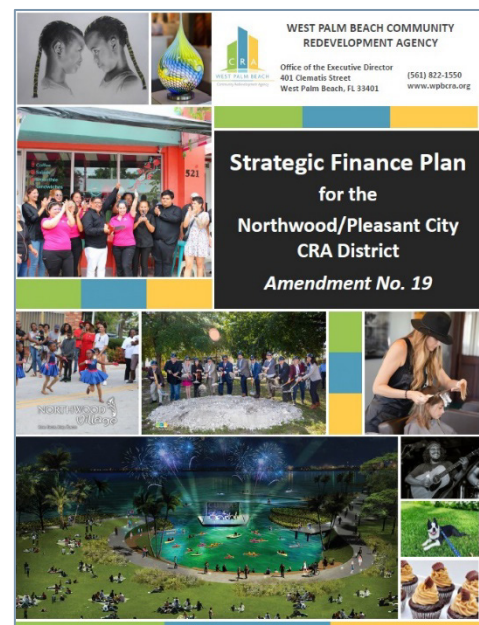
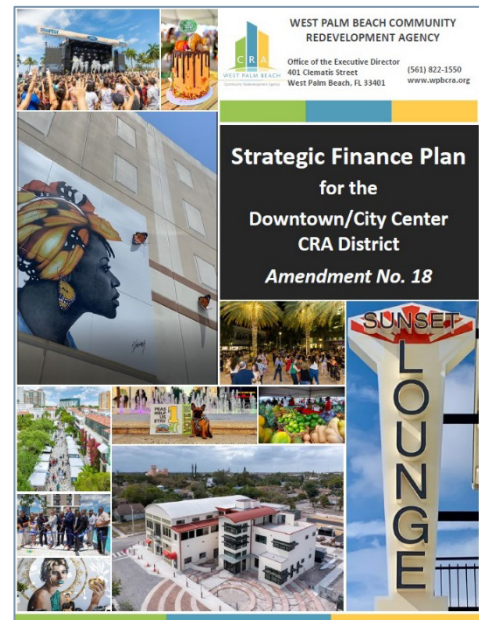
- Finance Plan for the CCCRA

The CRA Board adopted Resolution No. 23-23 on September 5, 2023, which provided for approval of the updated Finance Plan for the CCCRA. The Finance Plan is amended annually and currently forecasts investment totaling \$146 million (excluding operations/debt service) within CCCRA boundaries over the next five (5) years.

- Finance Plan for the NPCCRA

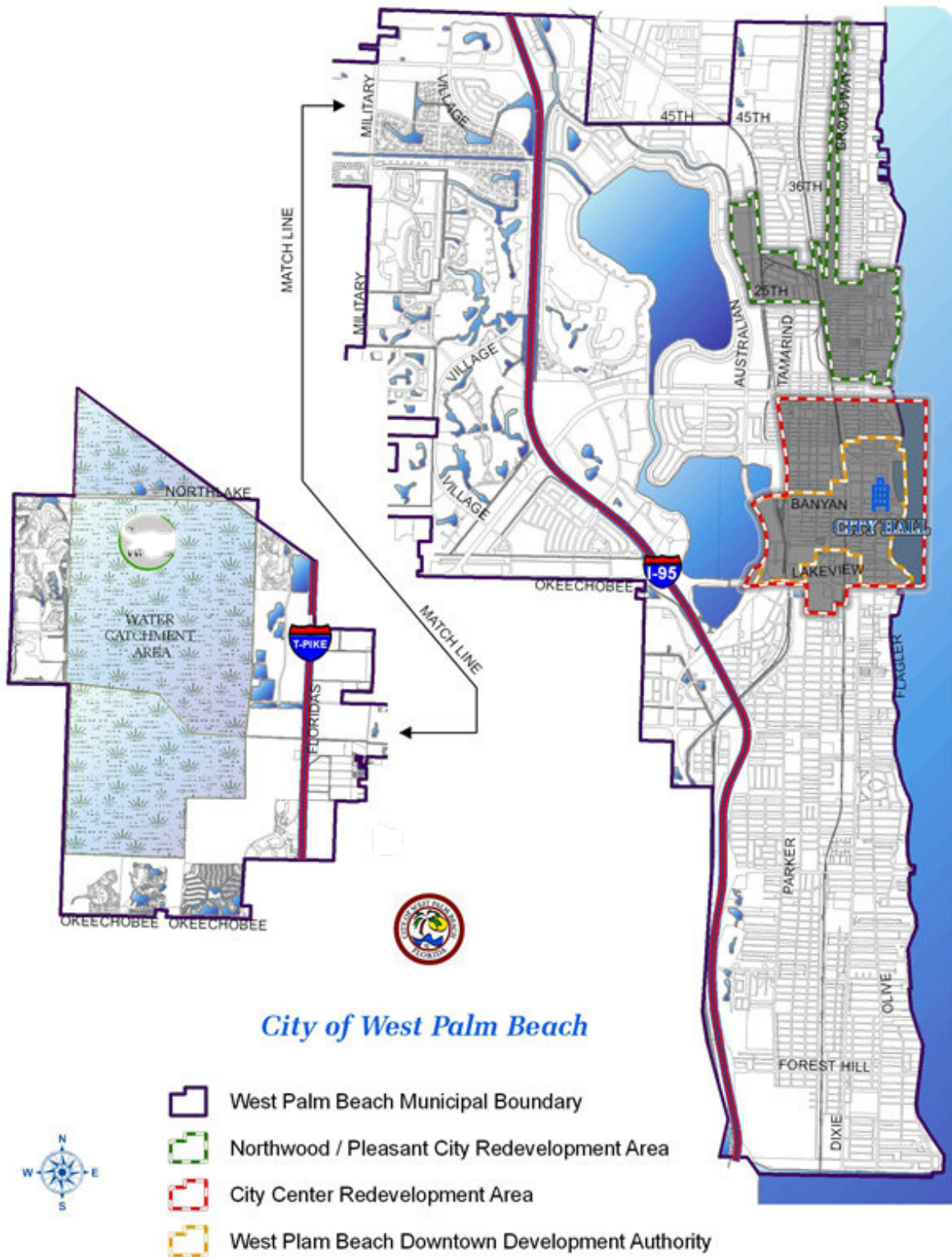
The CRA Board adopted Resolution No. 23-21 on September 5, 2023, which provided for approval of the updated Finance Plan for the NPCCRA. The Finance Plan is amended annually and currently forecasts investment totaling \$21 million (excluding operations/debt service) within NPCCRA boundaries over the next five (5) years.

This Annual Report includes a report/narrative of activities (redevelopment projects, initiatives, etc.) under each Redevelopment Area section as well as financial statements for each Trust Fund.



WEST PALM BEACH CRA

Boundary Map (both Districts)



CITY CENTER REDEVELOPMENT AREA

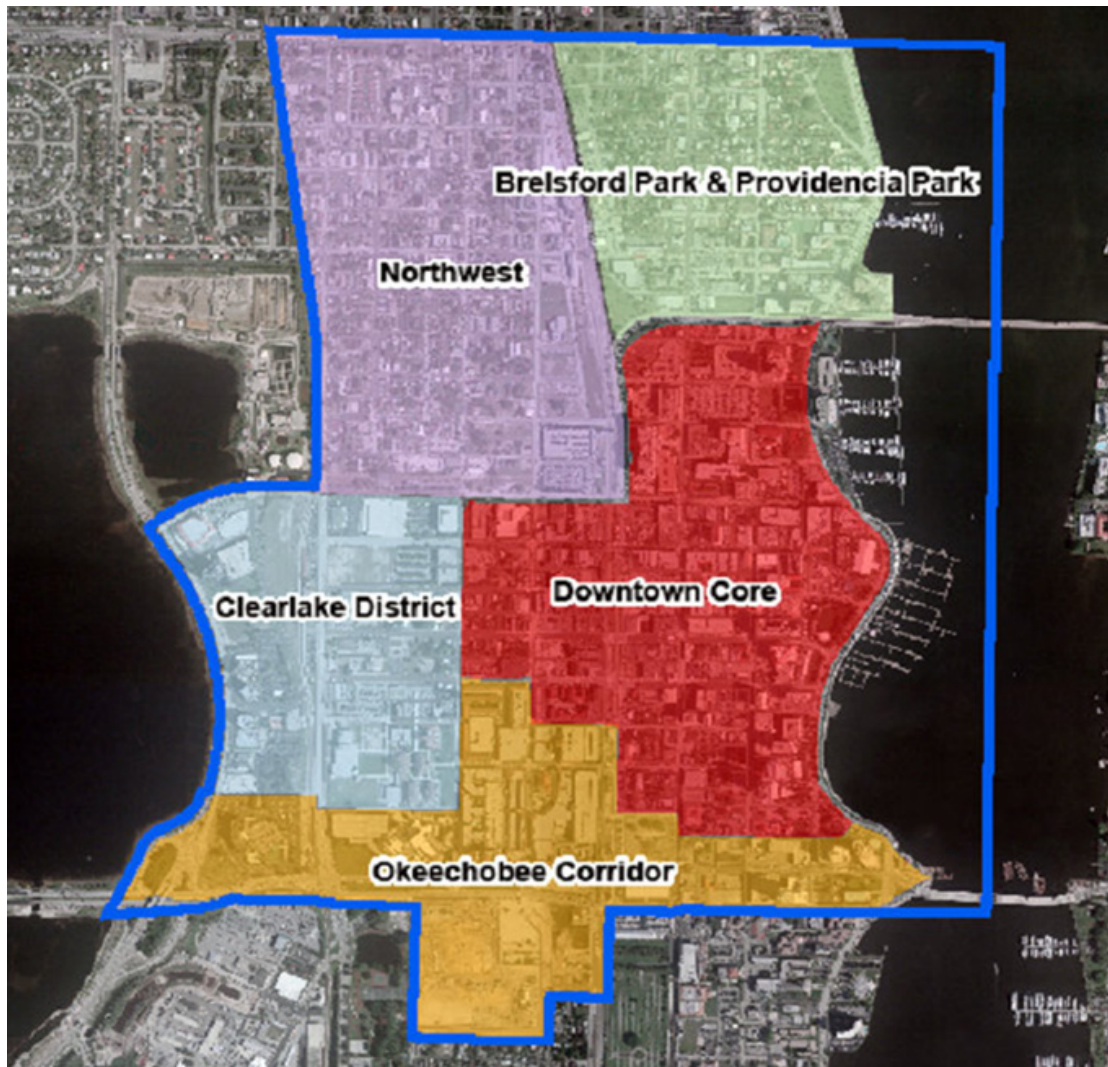
City Center Redevelopment Area

Background

The Downtown/City Center CRA District (“CCCRA”) created value with key public/private partnerships like The Square. Innovative partnering with the WPB Downtown Development Authority (DDA) led to Clematis Street being named as one of America's top streets. Historic preservation is closely valued in the scope of our redevelopment initiatives, with imaginative planned destinations like the Sunset Lounge and Heart & Soul Park in the historic Northwest neighborhood being one of our most anticipated new projects, currently in development.

The area is approximately 940 acres in size.

Boundary Map



CITY CENTER REDEVELOPMENT AREA

Tax-Base

The following table provides a 10-year summary of historical assessment (taxable) values and increment values for the CCCRA as of January 1st of each year. While this report generally pertains to FY 2023 activity, the following section also includes FY 2024 property valuation data to highlight current trends. The Taxing Authorities that provide Tax Increment to the CCCRA based upon the incremental value shown in the following table include the City and Palm Beach County.

TAXABLE PROPERTY VALUES (ENTIRE CRA BOUNDARY)

TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE ³	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	
2023	2024	4,747,905,006	15.3%	251,511,950	4,496,393,056	16.3%	
2022	2023	4,117,651,627	19.5%	251,511,950	3,866,139,677	21.0%	
2021	2022	3,445,400,563	7.5%	251,511,950	3,193,888,613	8.1%	
2020	2021	3,206,183,447	2.4%	251,511,950	2,954,671,497	2.6%	
2019	2020	3,132,127,764	9.4%	251,511,950	2,880,615,814	10.3%	
2018	2019	2,863,165,768	7.0%	251,511,950	2,611,653,818	7.8%	
2017	2018	2,675,134,453	9.7%	251,511,950	2,423,622,503	10.8%	
2016	2017	2,439,488,349	11.3%	251,511,950	2,187,976,399	12.8%	
2015	2016	2,191,637,208	11.3%	251,511,950	1,940,125,258	12.9%	
2014	2015	1,969,866,074	5.9%	251,511,950	1,718,354,124	6.8%	



³ The Taxable Value figures included herein represent those values utilized by the City of West Palm Beach to calculate CCCRA tax increment revenue and are net of all applicable exemptions. Palm Beach County began utilizing a different Taxable Value with tax roll year 2012 that adjusts for the county-wide senior, historic and/or economic exemptions.

CITY CENTER REDEVELOPMENT AREA

The calculations for determining the Tax Increment due from the West Palm Beach Downtown Development Authority (“DDA”) require different Base Year values because the boundaries of the DDA lie within the boundaries of the CCCRA but do not encompass the entire area. The following table summarizes historical assessment (taxable) values and increment values for those properties contained within DDA boundaries, and thereby within the CCCRA, as of January 1st of each year.

TAXABLE PROPERTY VALUES (DDA BOUNDARY)

TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	
2023	2024	3,633,955,765	15.3%	191,563,585	3,442,392,180	16.3%	
2022	2023	3,150,530,569	21.8%	191,563,585	2,958,966,984	23.5%	
2021	2022	2,586,831,215	7.7%	191,563,585	2,395,267,630	8.3%	
2020	2021	2,402,716,311	2.9%	191,563,585	2,211,152,726	3.1%	
2019	2020	2,335,976,790	11.6%	191,563,585	2,144,413,205	12.8%	
2018	2019	2,092,791,478	8.2%	191,563,585	1,901,227,893	9.2%	
2017	2018	1,933,403,651	12.2%	191,563,585	1,741,840,066	13.7%	
2016	2017	1,723,267,764	14.0%	191,563,585	1,531,704,179	16.0%	
2015	2016	1,511,956,059	11.7%	191,563,585	1,320,392,474	13.6%	
2014	2015	1,354,104,804	6.5%	191,563,585	1,162,541,219	7.6%	

The following table provides a 10-year summary of historical new construction (taxable) values for the CCCRA. It should be noted that the following new construction values are included in the gross taxable values set forth in the tables above.

NEW CONSTRUCTION		
TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE
2023	2024	63,467,870
2022	2023	152,425,267
2021	2022	125,487,144
2020	2021	6,413,641
2019	2020	135,911,823
2018	2019	59,792,939
2017	2018	24,048,035
2016	2017	40,594,679
2015	2016	12,314,153
2014	2015	28,317,960

CITY CENTER REDEVELOPMENT AREA

Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the CRA. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

PRINCIPAL TAXPAYERS			
TAXPAYER	PROPERTY USE	FY 2023 TAXABLE VALUE	% OF FY 2023 TAXABLE VALUE
777 SOUTH FLAGLER ASSOCIATES LLC	OFFICE	239,655,092	5.8%
CITYPLACE NORTH LL LLC	OFFICE	155,000,000	3.8%
525 OKEECHOBEE LLC	OFFICE	144,543,876	3.5%
222 LAKEVIEW LLC	OFFICE	117,885,062	2.9%
REEP MF PARK LINE FL LLC	MULTIFAMILY	100,002,697	2.4%
TREA SOLE AT CITY CENTER	MULTIFAMILY	90,103,429	2.2%
AVALON ALEXANDER LLC	MULTIFAMILY	85,545,398	2.1%
NORTHBRIDGE PROPERTY OWNER LLC	OFFICE	88,687,477	2.2%
WEST PALM BEACH FCH APARTMENTS LLC	MULTIFAMILY	70,803,212	1.7%
CL LOFTIN PLACE LP	MULTIFAMILY	65,039,637	1.6%
	TOTAL	1,157,265,880	28.1%

The following table provides a segmentation of taxable values within the CCCRA by development for FY 2023.

PRINCIPAL DEVELOPMENTS			
DEVELOPMENT	PROPERTY USE	FY 2023 TAXABLE VALUE	% OF FY 2023 TAXABLE VALUE
CITYPLACE PL 1 (THE SQUARE)	SHOPPING CENTER	256,209,801	6.2%
PHILLIPS POINT RESUB BLKS A & B	OFFICE	209,805,144	5.1%
TWO CITY PLAZA CONDOMINIUM	CONDOMINIUM	220,158,178	5.3%
PLAZA OF THE PALM BEACHES	CONDOMINIUM	197,593,657	4.8%
ONE WATERMARK PLACE OF THE PALM BEACHES	CONDOMINIUM	172,606,703	4.2%
360 ROSEMARY	OFFICE	155,000,000	3.8%
WATERVIEW TOWERS CONDOMINIUM	CONDOMINIUM	141,830,544	3.4%
CITYPLACE SOUTH TOWER CONDO	CONDOMINIUM	139,673,544	3.4%
PHILLIPS POINT ADD TO WPB	OFFICE	117,885,062	2.9%
ONE CITY PLAZA CONDOMINIUM	CONDOMINIUM	113,342,280	2.8%
	TOTAL	1,724,104,913	41.9%

CITY CENTER REDEVELOPMENT AREA

Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that make payments to the CCCRA.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES						
TAX ROLL YEAR	FISCAL YEAR	A CITY OF WEST PALM BEACH	B PALM BEACH COUNTY	C DDA	=A+B+C TOTAL	
2023	2024	8.1308	4.5000	0.9700	13.6008	
2022	2023	8.1965	4.7150	0.9800	13.8915	
2021	2022	8.3465	4.7815	1.0000	14.1280	
2020	2021	8.3465	4.7815	1.0000	14.1280	
2019	2020	8.3465	4.7815	1.0000	14.1280	
2018	2019	8.3465	4.7815	1.0000	14.1280	
2017	2018	8.3465	4.7815	1.0000	14.1280	
2016	2017	8.3465	4.7815	1.0000	14.1280	
2015	2016	8.3465	4.7815	1.0000	14.1280	
2014	2015	8.3465	4.7815	1.0000	14.1280	



CITY CENTER REDEVELOPMENT AREA

Tax-Increment Revenues

Contributing Taxing Authorities which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to remit an amount equal to 95% of the difference between⁴:

- a) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and
- b) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1st of the base year⁵, exclusive of any amount from any debt service millage.

The Taxing Authorities which are obligated to remit tax increment⁶ to the CCCRA include the City of West Palm Beach, Palm Beach County, and the West Palm Beach Downtown Development Authority (DDA).

TAX INCREMENT REVENUES						
TAX ROLL YEAR	FISCAL YEAR	A	B	C	=A+B+C	% CHANGE OVER PRIOR YEAR
		CITY OF WEST PALM BEACH	PALM BEACH COUNTY	DDA	TOTAL (ROUNDED)	
2023	2024	\$34,731,309	\$19,207,315	\$3,172,164	\$57,110,788	13.8%
2022	2023	30,104,373	17,313,536	2,754,798	50,172,707	19.2%
2021	2022	25,324,902	14,504,504	2,275,504	42,104,910	8.1%
2020	2021	23,428,107	13,419,019	2,100,595	38,947,721	2.6%
2019	2020	22,840,907	13,082,011	2,037,193	37,960,111	10.4%
2018	2019	20,708,260	11,854,991	1,806,166	34,369,417	7.8%
2017	2018	19,217,327	11,001,076	1,654,748	31,873,151	10.9%
2016	2017	17,348,848	9,931,822	1,455,119	28,735,789	13.0%
2015	2016	15,383,593	8,789,582	1,254,373	25,427,548	12.9%
2014	2015	13,625,131	7,792,666	1,104,414	22,522,211	6.8%

⁴ Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

⁵ The aggregate assessed valuation of taxable real property in the original CCCRA as of January 1, 1984, used for determining the incremental assessed valuation in future years was \$250,397,610. The aggregate assessed valuation of taxable real property in the Expanded Area of the CCCRA as of January 1, 1995, used for determining the incremental assessed valuation in future years was \$1,114,340. Such valuations are referred to as "Base Year" values and total \$251,511,950.

⁶ Table represents calculated tax increment revenues based on reported taxable values. Actual collections may vary.

CITY CENTER REDEVELOPMENT AREA

Financial Obligations

The following section provides a listing of the outstanding financial obligations of the CCCRA.

FINANCIAL OBLIGATIONS				
	TERM	PRINCIPAL BALANCE AT SEPT. 30, 2023	ESTIMATED EXPENSE FY 2024	
TAX INCREMENT FINANCIAL OBLIGATION TO DEVELOPERS				
THE SQUARE (CITYPLACE) COMMUNITY DEVELOPMENT DISTRICT (CDD)				
INCREMENT REVENUES DUE CDD				
80% OF TAX INCREMENT WITHIN THE SQUARE PROJECT	2036	\$ N/A	\$ 5,447,030	
COVERAGE REVENUES				
20% OF TAX INCREMENT WITHIN THE SQUARE PROJECT		N/A	N/A	
\$2M OF TAX INCREMENT OUTSIDE THE SQUARE PROJECT		N/A	N/A	
1 & 101 NORTH CLEMATIS				
UP TO \$180,000 TAX INCREMENT WITHIN THE PROJECT	2025	N/A	180,000	
THE SQUARE (CITYPLACE) OFFICE II, LLC				
AMT EQUAL TO 20% OF TAX INCREMENT ON TRIANGLE SITE	N/A	N/A	45,907	
SUBJECT TO \$7 MILLION CAP				
THE GRAND				
50% OF TAX INCREMENT WITHIN THE PROJECT	N/A	N/A	N/A	
SUBJECT TO \$5 MILLION CAP				
13-YEAR TERM FROM 1 st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN FY 2025)				
512 CLEMATIS STREET				
50% OF TAX INCREMENT WITHIN THE PROJECT	N/A	N/A	N/A	
SUBJECT TO \$1.2 MILLION CAP				
15-YEAR TERM FROM 1 st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN FY 2026)				
BONDS, NOTES, AND CITY ADVANCES				
TAX INCREMENT REVENUE (TIR) BONDS, SERIES 2006A	2036	5,000	225	
TIR REFUNDING BONDS, SERIES 2015	2031	27,430,000	4,101,500	
TIR BONDS, SERIES 2019	2036	82,255,000	7,316,500	
FINANCIAL OBLIGATION TO DDA				
DDA WORK PLAN		N/A	6,662,360	
TOTAL		\$109,690,000	\$ 23,753,522	

CITY CENTER REDEVELOPMENT AREA

Accomplishments and Project Status Updates

DDA Work Plan

The West Palm Beach Downtown Development Authority⁷ (DDA) is an independent taxing district created in 1967 by a special act of the Florida



Legislature. Working in close coordination with the City and CRA to deliver the most impactful and value-based outcomes possible to our stakeholders.

Mission: To promote and enhance a vibrant Downtown West Palm Beach.

Downtown West Palm Beach is a unique and special place, beautifully accented by water and palm trees, and punctuated with a mixture of historic charm and modern sophistication. Cutting edge tech startups and century-old local businesses call our community home.

With corporate CEOs, millennials, visitors from around the world, and life-long locals all converging on Downtown West Palm Beach, we have found ourselves in a fortuitous moment. “How do we best support and maximize this incredible time in our history as Palm Beach County’s economic and cultural heart?”

It is no coincidence that Downtown West Palm Beach has become such a potent attractor for business investment and residential growth. Since the early 1990s, careful and strategic investments in public spaces and infrastructure have been made to build an urban center that is walkable, vibrant, and diverse. Private investment followed, and across the nearly three decades between the first Downtown Master Plan and today, the Downtown area has benefitted tremendously from private sector investments and a rapidly increasing residential population.

We invite you to join us on this journey of Downtown West Palm Beach, as we continue the upward trajectory toward being one of America’s greatest mid-sized cities. Our future has never been brighter.

In the following pages, you will learn how the DDA supports 4 strategic goals:

1. Business Development.
2. Public Realm.
3. Neighborhood Services.
4. Marketing and Public Relations.

⁷ Please visit the DDA’s website for additional information: <https://downtownwpb.com>.

CITY CENTER REDEVELOPMENT AREA

Business Development

The DDA's economic development efforts are in harmony with the City's vision of West Palm Beach as a vibrant, world-class city with a diverse and thriving economy. The DDA supports our businesses with programs designed to assist their needs with grants, permitting guidance, grand opening announcement, and resource assistance.

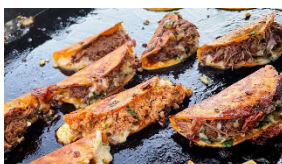
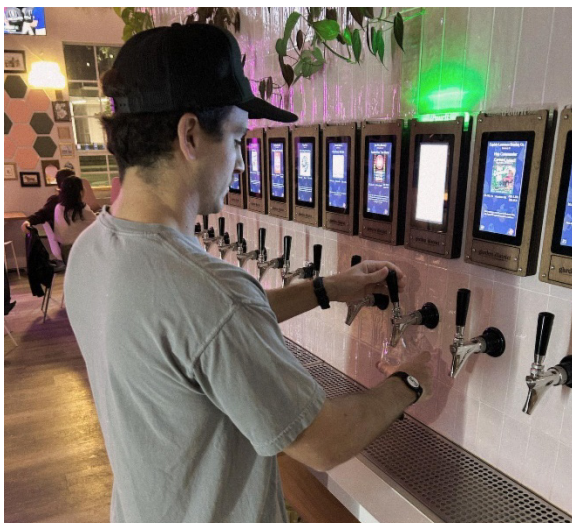
One way the DDA strengthens the business environment is through the retention/attraction of businesses through its business development grant programs which include funding for grand opening events, leasehold improvements, façade enhancement, and business assistance.

Activity during FY 2023 included:

- Business Assistance
 - Three (3) Business Incentive grants awarded (\$141,572);
 - Three (3) Façade Improvement grants awarded (\$21,2700); and
 - Two (2) Grand Opening Assistance grants awarded.



Robust business investment in the downtown area continued in FY 2023 including the grand opening of multiple new businesses to our portfolio (presented over the next several pages).



GARDEN DISTRICT
TAPROOM
410 Evernia St.



CITY CENTER REDEVELOPMENT AREA

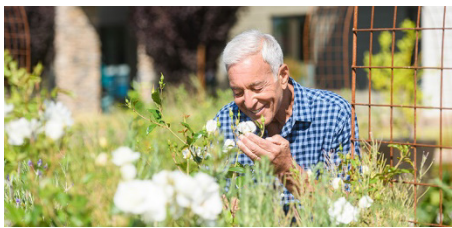


Senior Living, Reimagined

THE WATERMARK AT WEST PALM BEACH

A WATERMARK RETIREMENT COMMUNITY™

ÉLAN COLLECTION



SUSHI BY BOU
WEST PALM BEACH
340 Clematis St.



CITY CENTER REDEVELOPMENT AREA



YOLK
218 Clematis St.



CITY CENTER REDEVELOPMENT AREA

Public Realm Maintenance

The maintenance of the public realm is directly connected to quality of life, economic development, and community pride. The DDA proudly contracts with dedicated partners to make Downtown West Palm Beach cleaner, safer, and more welcoming for residents, merchants, and visitors. As our population grew, we increased the frequency of cleaning to accommodate foot traffic.

Outcomes for 2023 include:

- 4,345 total bags of trash collected.
- 95 tons of trash collected.
- Maintained 177 landscaping beds (each week).
- Trimmed 220 trees.
- Planted 322 hanging baskets.
- Addressed 784 instances of Graffiti.
- 8.7 million sq. ft. of public spaces pressure washed; equal to over 200 acres.

Neighborhood Services

The DDA's strategic plan focuses heavily on improving the quality of life for residents, workers, and visitors. This can be seen in the expansion of funds invested into this area of the DDA's budget due to the increase in people moving into downtown.



Downtown Security Ambassador Program

The safety and comfort of our stakeholders is a top priority. Our dedicated Downtown Ambassador team works closely with West Palm Beach Police Department to improve safety and provide assistance to businesses, residents, and visitors with information seven days a week throughout the district. The DDA contracts with a full-time private public safety unit for these services (PSC; Professional Security Consultants).

Outcomes for 2023 include:

- Business/Public Assist: 571.
- Residential/Business Check-In: 3,435.
- Patrols of the area: 1,594.
- Homeless Interactions: 846.



CITY CENTER REDEVELOPMENT AREA

Transportation

Creating reliable mobility in our district is also essential. In partnership with the City of West Palm Beach and the CRA, a complimentary trolley service was provided until May 30, 2023, and carried 75,863 passengers in the 2023 reporting year.

Additionally, with our partnership with Brightline, Circuit, the on-demand electric shuttle, offers free rides throughout downtown and the Town of Palm Beach; creating a reduction of more than 60 metric tons of greenhouse gas emissions and the creation of 37 jobs for local residents. Over 156 thousand passengers were carried in the 2023 reporting year.



Service Hours

- Monday:** 7:00am - 9:00pm
- Tuesday:** 7:00am - 9:00pm
- Wednesday:** 7:00am - 9:00pm
- Thursday:** 7:00am - 9:00pm
- Friday:** 7:00am - 9:00pm
- Saturday:** 7:00am - 9:00pm
- Sunday:** 7:00am - 9:00pm



Top Attractions

- The Square
- Tri-Rail and Brightline
- Worth Avenue
- Downtown West Palm Beach
- Local hotels, shops and restaurants

CITY CENTER REDEVELOPMENT AREA

Public Life Data Dashboard

The West Palm Beach Downtown Development Authority has teamed up with Gehl to create a dashboard containing Gehl's Public Life methodology data.

This data helps understand where, when, and how people currently spend time downtown; which informs decisions on how to invest in public realm improvements, programming, and events that make Downtown an exciting place to live, work, shop, and dine.



Marketing and Public Relations

The DDA's strategic plan focuses heavily on strengthening Downtown West Palm Beach's appeal as a tourism and entertainment destination.

Community Engagement and Placemaking Activities

With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and wellbeing.

- Places that are accessible and inclusive.
- People are engaged in activities there.
- Space is comfortable and has a good image.
- It is a sociable place: one where people meet each other and take people when they come to visit.

CITY CENTER REDEVELOPMENT AREA



Trojan Rocking Horses (March 2023)

From an international search for the Next Big Thing in Placemaking, a community-wide project called Trojan Rocking Horses was chosen and consisted of eight life-sized rocking horses' custom designed by local children and then fabricated locally, under the guidance of world-renowned Finnish artist and architect Marco Casagrande.

The goal of The Next Big Thing Project was to inspire placemakers to create a new experience that would be interactive, unique to the place, artistic, and ignite the community's imagination.

The horses journeyed through West Palm Beach collecting messages from West Palm Beach citizens. Approximately 210 children were engaged in the process of designing the Trojan Rocking Horses through collage artworks and dreams.



CITY CENTER REDEVELOPMENT AREA

Nature in the City - Art Utility Boxes (July 2023)

Traffic utility boxes are often an overlooked part of urban infrastructure. Through an RFP launched in 2021, artwork with the theme “Nature in the City” was sought to update designs installed since 2013. Twelve local artists were selected, and their vibrant new artworks were digitally printed to add to downtown’s art.



CITY CENTER REDEVELOPMENT AREA

Rolling Art Tour (July 2023)

In an effort to showcase the latest downtown art installations on 12 utility boxes, the community was invited on a leisure two-hour guided bike trip throughout the district. During the exploration, attendees learned about the designs and met the artists behind each artwork.



Fern Street Chess Park (All Year)

By adding chess tables and chairs in collaboration with the community group WPB Street Chess, this space's attractiveness was enhanced; allowing opportunities for sociability by creating a welcoming, neighborly and friendly environment for all. Our introduction to the community and first in the County garnered national recognition by the American Chess Magazine for "Creating and Supporting a Dedicated Public Park that Unites a Diverse Community Through the Game of Chess."



CITY CENTER REDEVELOPMENT AREA

Motivational Mondays (recurring programming)

Programming in collaboration with local fitness instructors to provide a better quality of life for residents and visitors alike while promoting health and wellness. This outdoor pop-up program is held in outdoor spaces once a month and at various locations.



CITY CENTER REDEVELOPMENT AREA

Sunset Silent Disco (recurring programming)

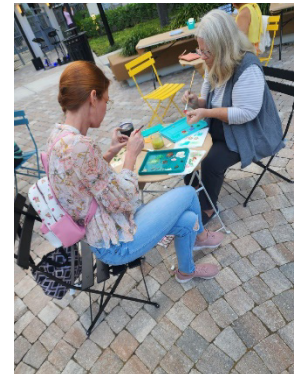
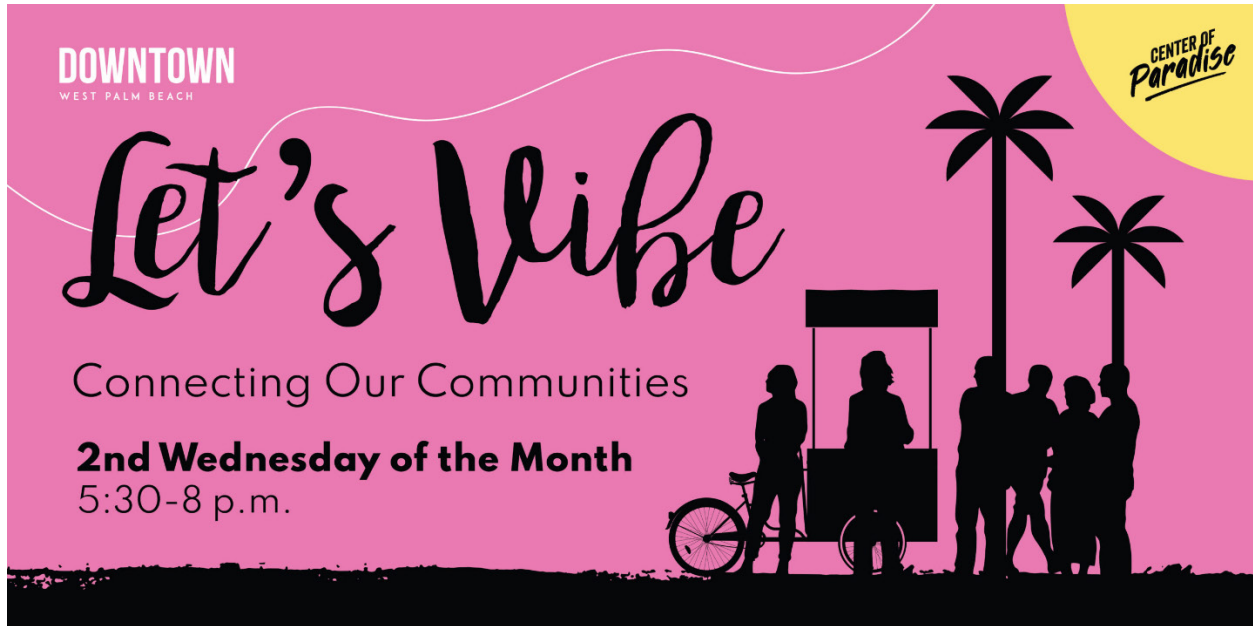
Community engagement program in collaboration with Be You Disco to improve downtown's quality of life by bringing people together and connecting them through dance and live music by local songwriters through the activation of public space.



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Let's Vibe (recurring programming)

Connecting with residents in community engagement programming twice a month throughout the district not only helps them meet their neighbors but also informs them of who we are and how we can make our community better. Attendees also became familiar with local participating eateries and unleashed their creativity with Tiny Door and collage masterpieces.



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Que Bacano (recurring programming)

Activating the City Hall Courtyard with a cultural program based on Salsa dance classes and a domino tournament. In Colombia, “Qué Bacano!” means “How Cool!” The five-month Domino Tournament is slated for one team to win a grand prize.



CITY CENTER REDEVELOPMENT AREA

S.P.E.A.K. (Storytelling Portrayed through Expression, Adventures, and Knowledge; recurring programming)

To create new connections in the community through storytelling and increase programming that focuses on diversity and inclusion; a call for the community to participate in a monthly open mic activation took place. Programming provided a space to celebrate multicultural experiences through storytelling, songs, poems, or a story that is told by word of mouth.



DOWNTOWN
WEST PALM BEACH

S.P.E.A.K.

Storytelling Portrayed through Expression, Adventures, and Knowledge

Outdoor Storytelling Experience

Last Friday of the Month

March thru July 2023



CITY CENTER REDEVELOPMENT AREA

Soul in the City (recurring programming)

Celebrating the history and culture of jazz, in partnership with the City of West Palm Beach, the community was invited to enjoy live jazz performances on the Downtown Waterfront by some of the world's most prominent performers including Nicole Henry, Yvette Norwood-Tiger, and CECE TeNeal.



CITY CENTER REDEVELOPMENT AREA

Bike Valet (recurring programming)

In collaboration with Freddy Hennevelt “The Dutch Bike Guy”, this program encourages residents and visitors to go greener and live healthier by supporting bicycle trips during visits to the West Palm Beach GreenMarket and the Antique and Flea Market each Saturday.



BIKE VALET

DOWNTOWN WEST PALM BEACH

CITY CENTER REDEVELOPMENT AREA

Branding

A refreshed brand was introduced to all stakeholders capturing the energy, versatility, and authenticity of downtown. With Downtown West Palm Beach being the county's waterfront hub for people to experience a unique fusion of city living, business opportunities, multicultural dining, arts and entertainment; it was solidified as the "Center of Paradise" making Downtown West Palm Beach the heart and home for all of life's moments.

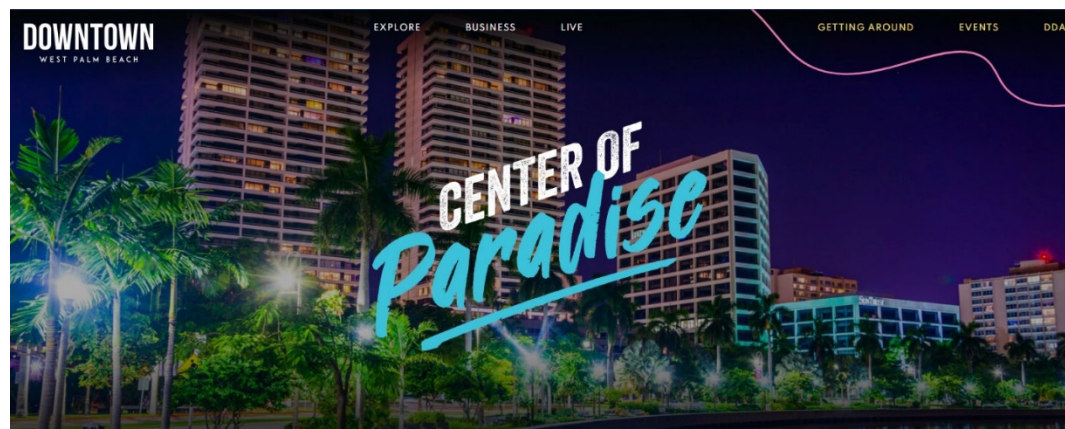


Website

A full redesign was attained to meet the representation of our agency and place once rebranding was completed. The new user-friendly, responsive, and resourceful site provides the digital face of Downtown West Palm Beach.

2023 Metrics include:

- Website Pageviews: 298,075.
- Website Users: 185,730.
- Email Subscribers: 7,373.



CITY CENTER REDEVELOPMENT AREA

Social Media Marketing

Stats of all channels from October 1, 2022 – September 30, 2023.

Downtown West Palm Beach

- Total Followers: 109,376 ---- 9.4% increase
 - Facebook: 38,147
 - Twitter: 22,363
 - Instagram: 49,226



DDA

- Total Followers: 5,982 ---- 28.6% increase
 - Facebook: 1,877
 - Twitter: 753
 - LinkedIn: 3,352



Advertising

Television

- EffecTV: 1,208,533 impressions
- WPBF: 2,949,325 impressions



Print

- Palm Beach Dramaworks: 30,000 impressions
- Florida Trend: 270,000 readership
- INVEST: 159,000 impressions
- Palm Beach Guide (Chamber of Commerce of the Palm Beaches): 20,000 readership
- Guide to the Palm Beaches (Discover the Palm Beaches): 50,000 readership
- BDB Profile Magazine: 20,000 readership

Radio

- iheart Radio: 2,427 total commercials with 984,649 digital impressions



CITY CENTER REDEVELOPMENT AREA

Arts & Entertainment District

The West Palm Beach Arts & Entertainment District is a nonprofit organization whose mission is to engage, promote, and advance diverse arts, culture and entertainment opportunities for residents and visitors of West Palm Beach. larger. The A&E District enhances the appeal of West Palm Beach, drawing attention to its robust arts community that creates a distinct sense of place and contributes to the status of a vibrant city illuminated by its beauty, community economic success and range of creative expression.

Mission Statement: To engage, promote, and advance diverse arts, culture and entertainment opportunities for residents and visitors of West Palm Beach



CITY CENTER REDEVELOPMENT AREA

Clematis Streetscape

Clematis Street is the City's most iconic downtown street and the heart of West Palm Beach. To continue to enhance the public realm through improvements for pedestrians, including wider sidewalks, high-visibility crosswalks, and enhanced shade, as well as through a variety of modern infrastructure and vibrant design elements, the CRA and City began an effort to renew and enhance Clematis Street. Projects have been slated to begin in the short, medium, and long-term future. A robust public process determined that instead of incremental improvements to the street, a complete re-build of one block at a time was ideal, to avoid high season for the businesses.

The 300 Block of Clematis Street was selected as phase 1 for construction in 2018, followed by the construction of the 100 and 200 blocks in 2019. The third and final phase of construction (400 and 500 blocks) began in April 2020, earlier than anticipated to take advantage of the unfortunate impacts of Covid-19. The project was completed in early FY 2022 and businesses were able to take advantage of the curb-less design by creating social distancing. The final remaining component of the project, the improvement of the intersection at Quadrille and Clematis Street was completed in February 2024, finalizing one of the most important streetscape and pedestrian improvements in the last decade in Downtown West Palm Beach.



Clematis Streetscape

CITY CENTER REDEVELOPMENT AREA

West Palm Point

The Tent Site is a prominent piece of CRA land located at 801 S. Dixie Highway. It has long been desired for redevelopment as a key parcel in the heart of Downtown. On April 21, 2020, the CRA entered into a Lease and Development Agreement with Cohen Brothers Realty for the development of a Class A office tower to be located on the Tent Site (West Palm Point). The valuable property was appraised at \$25.7 million and the CRA will receive annual lease payments on this property. The conceptual site plan was approved in August 2020 and obtained subsequent approvals in 2021. Site plan approval was granted by the City Commission on January 10, 2022. The project is currently in the process of obtaining the required building permits. Construction is anticipated to start before the end of 2024.



Approved design for West Palm Point

Banyan Garage

The Banyan Garage is a public parking garage located at 200 Banyan Boulevard. The garage has reached the end of its useful life and has been reimagined as a mixed-use facility with active ground floor uses and public parking. The City and CRA are seeking a Public Private Partnership (P3) to finance the construction of a new mixed-use parking garage. CRA Staff will work with the City on this project starting with identifying a consultant to develop a concept/design and to help with structuring the public private partnership opportunity. At the conclusion of 2022, the CRA had developed a scope of work with the Concourse Group to begin consulting on the Banyan Garage beginning in 2023. Concourse Group analyzed the site and are currently preparing the documents to issue an invitation to negotiate.

314 Clematis Street

314 Clematis housed a nightclub for many years after large retail businesses began moving from Clematis Street. To bring more retail businesses to Clematis Street and lowering the barriers to entry, the CRA partnered with the property owner at 314 Clematis to develop the property. After cost estimates proved higher than anticipated, the CRA Board chose to purchase the building through proceeds from the Series 2019 Bond. Currently, the CRA is contemplating future development projects for this iconic downtown property. The 29,181

CITY CENTER REDEVELOPMENT AREA

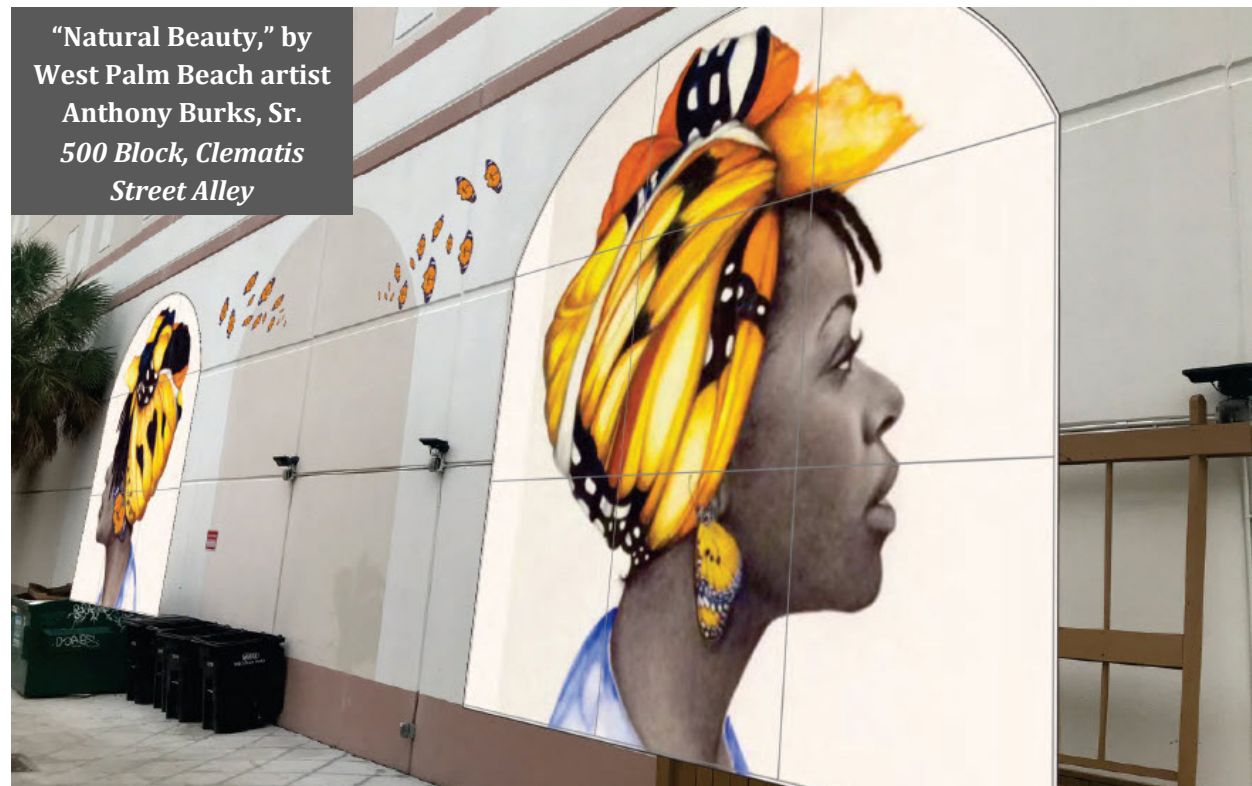
square foot building was posted in the fall of 2023 for a notice of disposition. The CRA received 2 proposals on the property and an analysis is currently being conducted.

Alleyways

Clematis Street businesses have long experienced the challenge of converting former department store spaces that are deep and wide into current retail and office space needs.

By improving the aesthetics of the alleyways, the businesses have opportunities to activate the rear of their space. The Clematis 300 Block, South Alley, was selected for the initial design and construction for activation of the alleyway spaces. Construction of the Alleyway was completed in 2020 and included new underground infrastructure and undergrounding of low voltage power and cable. The CRA continues to work with property owners to upgrade the rear facades and lighting to create a space that can be activated and utilized for additional connections downtown.

Design for the north side of the 300 Block Clematis Street alley upgrade, inclusive of similar improvements implemented in the south alley, began in 2022 with construction beginning in late 2023 as a CRA/Public Private Partnership. Completion of the improvements on the eastern portion of the alley will be completed by March 2024 with a new restaurant utilizing the enhanced public space.



CITY CENTER REDEVELOPMENT AREA

Historic Northwest

The CRA continues to increase investment within the Historic Northwest as the neighborhood moves toward a transformation into the hub of cultural tourism in West Palm Beach. In order to achieve these goals, the CRA has invested in infrastructure improvements, cleanliness and safety, removal of blight, and business attraction and retention.

Historic Sunset Lounge

Redevelopment of the historic Sunset Lounge (built in 1923) and surrounding properties into a cultural destination of the Northwest began to become a reality in 2015. The CRA has begun restoring the building to how it looked at the height of the lounge’s popularity in 1940 when as many as 1,000 people would dance together to the biggest names in music.

The restored Sunset Lounge will be the centerpiece of a destination featuring a new Jazz Park (Heart and Soul Park), a full-service restaurant, lounge, and performance ballroom. The CRA developed the project concept and received support from the CRA Board on the \$16 million construction cost and to move forward with development. With construction substantially completed, 2023 will see the identification of an operator and collaboration on the final installations of final furniture, fittings, and equipment. An official grand opening is anticipated in late 2024, while the CRA completes the interior finishings and finalizes an operational agreement.



Sunset Lounge
Then and Now



CITY CENTER REDEVELOPMENT AREA



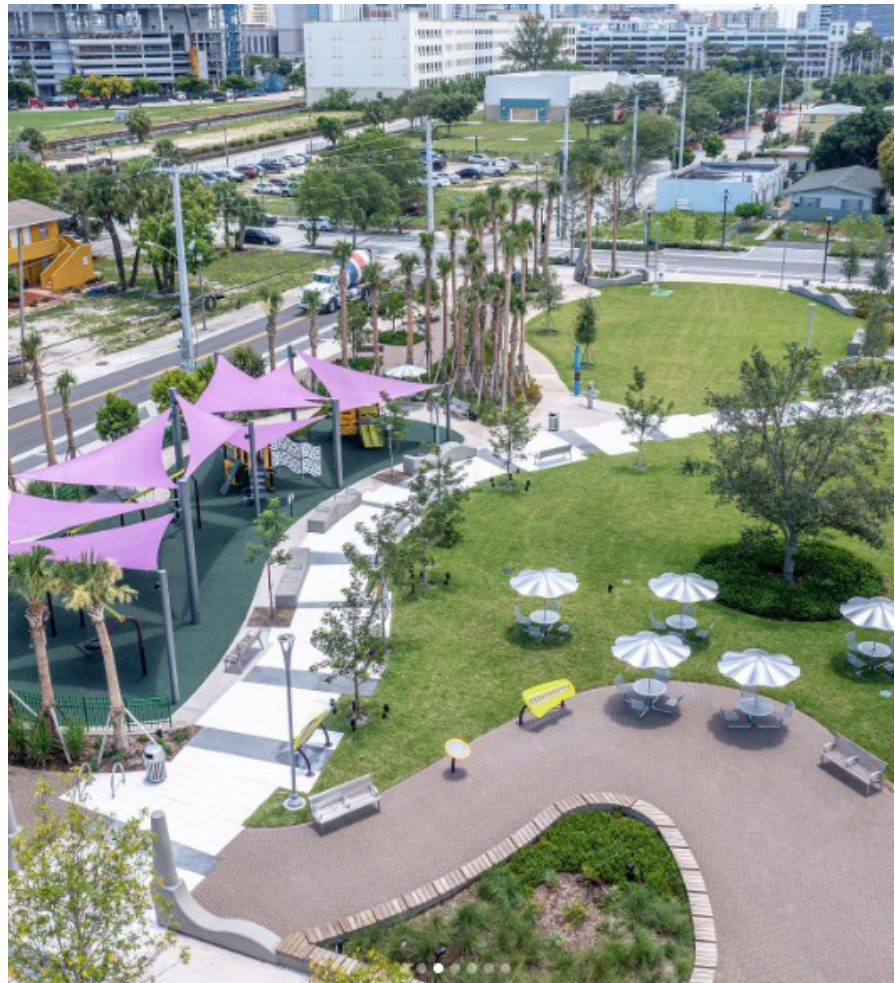
Heart and Soul Park

Parcels adjacent to the Sunset Lounge were assembled in 2017 and plans began for the “Heart and Soul Park”. This music themed park ties into the development of the Sunset Lounge and will serve as an overflow outdoor entertainment venue. Construction began in late 2020 and was completed in the Summer of 2021. Park activation remains a focus of the CRA for fiscal Year 2023-2024, and it has become the gathering hub in the Historic Northwest, hosting CRA quarterly meetings, other events such as Barbeque, Blues & Brews and Winter in Paradise, and other City and Community organized events where CRA staff

continue to update and educate the community on the work the CRA is doing to redevelop and restore the Historic Northwest.



Heart and Soul Park



CITY CENTER REDEVELOPMENT AREA

Alice Moore Properties

Dr. Alice Moore a long-time community resident, educator, and civil rights advocate, gifted her home at 801 4th Street and several shotgun buildings to the City in February 2014. As a condition of this gift, the City agreed to use the buildings as a community facility with a focus on African American Culture. The CRA will re-build the Mickens Moore home as a Bed & Breakfast to provide rooms for patrons visiting the Historic Northwest and Sunset Lounge eventgoers. In 2020, the Historic Edgewater apartment building was moved from 316 Gardenia Street downtown to its new home at 810 4th Street. The CRA will fully restore the building to a bed & breakfast operation as part of the Mickens-Moore Project.

- **500 Division Avenue:** As a part of the Alice Moore properties, the structure at 500 Division Avenue will be rehabilitated with the end goal of housing historic assets within the community for a future museum or cultural center.
- **The Styx:** Originally, frame vernacular shotgun homes occupied lots on 7th Street, across from the new Heart and Soul Park. As historically significant assets that were not capable of being salvaged, the CRA chose to re-build these shotgun homes to provide opportunities for local entrepreneurs. A total of five properties will house operations for up to nine separate businesses along 7th Street and the new Styx Promenade. In 2019, The Styx won an Excellence Award from the American Institute of Architects. Construction began in March 2021 and major construction was completed in early 2023. With construction substantially completed, the CRA hosted a very successful series of informational forums promoting the Styx Project and the benefits offered for new business relocating to this part of the Historic Northwest.

Two of the properties have been sold to businesses (Eat-n-cake and Better-way-Home) and the 3rd is currently under negotiations with Camille's flowers. The CRA is working with the respective businesses to complete final tenant improvements. An ITN (Invitation to Negotiate) for the remaining two properties was issued in the fall of 2023, with selections to be determined by February 2024.

Styx Promenade
Historic Northwest



CITY CENTER REDEVELOPMENT AREA

Affordable Housing

The Grand: As part of the CRA’s goals to provide affordable housing, The “Grand” project is a mixed-use, mixed-income work force housing development offering 309 units and 5,000 sq. ft. of street level retail space. The CRA provided a total of \$15 million of incentives to bring this important project to the Historic Northwest. The CRA’s incentives secured 206 of the units as workforce housing for families with incomes between 80% to 140% of the Area Median Income. Construction began in the summer of 2021 and was completed in 2023 and celebrated with a grand opening in the fall of 2023.



Flagler Station: Flagler Station is a 94-unit tax-credit project at the corner of Tamarind Avenue and Banyan Boulevard at an important gateway to the Historic Northwest. As an incentive to the project which will provide much needed affordable housing downtown, the CRA will fund the construction of a linear park on a historic Flagler rail line that is located adjacent to the property. Flagler Station was completed in fall of 2023 and celebrated with a grand opening in the fall of 2023.

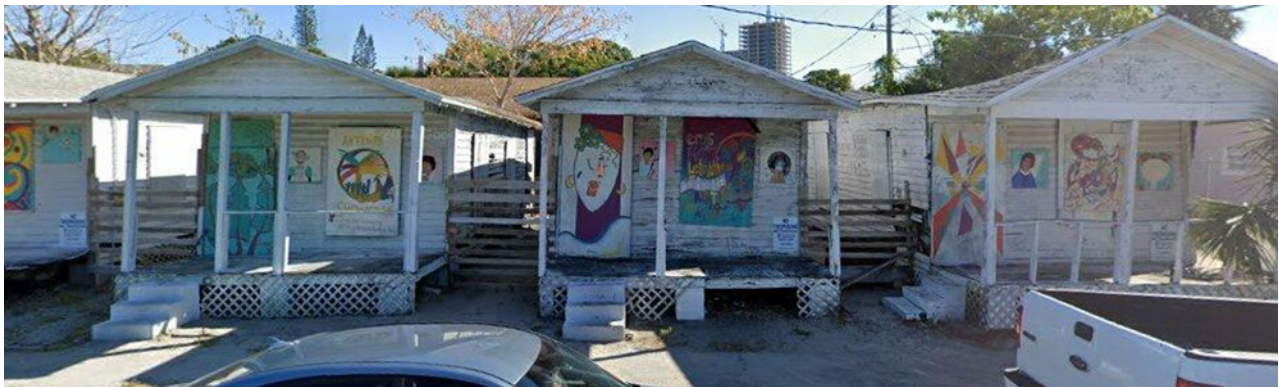
CITY CENTER REDEVELOPMENT AREA

Land Acquisition: There are several vacant and under-utilized parcels throughout the Historic Northwest. Acquisition of the Carlos Portfolio, comprised of 10 properties scattered throughout the neighborhood, will afford an opportunity to develop several single-family units targeted for owner occupancy. This initiative will improve the percentage of owner-occupied units while improving the overall housing stock in the community.

Historic Preservation

The CRA recognizes that Historic Preservation is a key component in the redevelopment of the Historic Northwest and has been assisting to preserve these assets through Historic Rehabilitation Incentives since 2016. In addition to the Styx, Mickens/Moore, and the Sunset Lounge, the CRA is working to continually preserve the history within the Historic Northwest.

- 1031 Sapodilla Avenue: The CRA is currently in the design phase for the proposed rehabilitation of the historic structure, which will house two residential units.
- 610 Douglass Avenue (Hot Box Lofts): There are a significant number of historically designated residential properties in the Historic Northwest District. With the recent increase in real estate prices and rental rates, the CRA is focused on acquiring and restoring many of these to make available for the work force and affordable housing. The Hot Box lofts will be restored and made available as affordable live-work units.



610 Douglas Ave. (Hot Box Lofts)

- 900 6th Street: The CRA negotiated an agreement with the Related Companies to relocate two eligible historic structures from the core of the Downtown to a vacant site in the Northwest Neighborhood located at 900 6th Street. These two structures from 520 Evernia Street and 610 Evernia Street will be rehabilitated and offered for sale for families with a maximum income of 120% AMI.

CITY CENTER REDEVELOPMENT AREA

- 822 N Tamarind Avenue: The CRA entered a purchase and sales agreement with P&L Corporate Solutions, a new business in the Historic Northwest District back in 2021. P&L Corporate Solutions closed on their property in fall of 2023.

822 N. Tamarind Avenue (before)

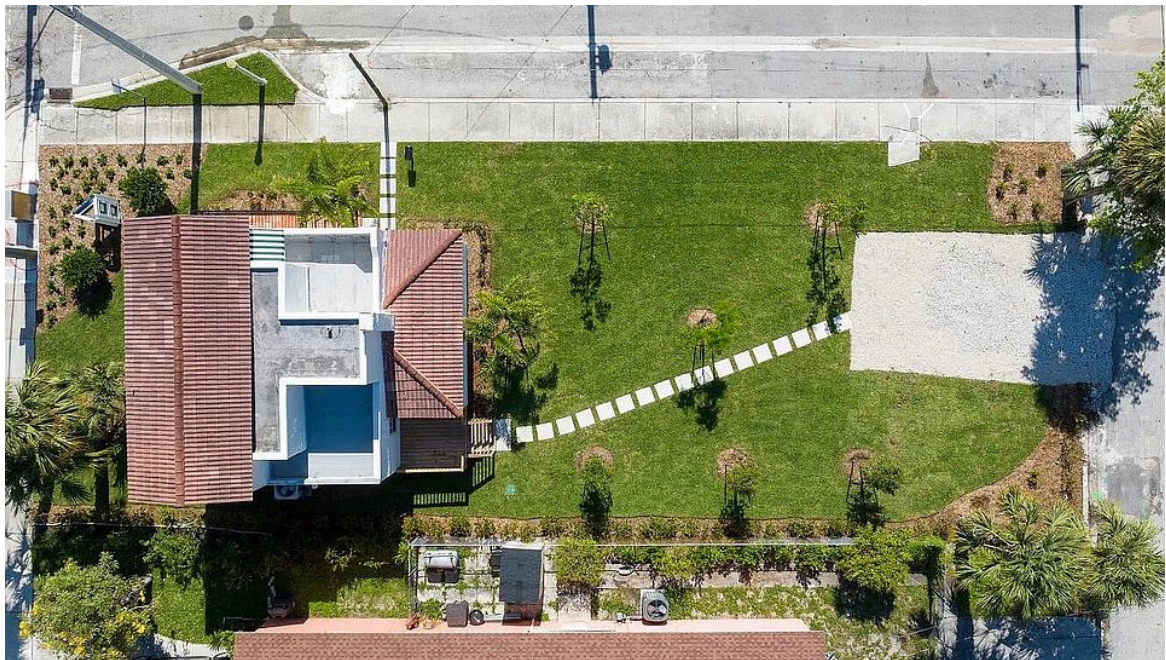


822 N. Tamarind Avenue (after)

CITY CENTER REDEVELOPMENT AREA

- 464 Fern Street: A historic building was relocated from 464 Fern Street to 1225 N. Sapodilla Avenue. The CRA donated the property on Sapodilla to developers who will be responsible for the full rehabilitation of the building. Upon completion in Summer 2023, the structure will be offered for sale as a single-family home in keeping with the CRA's goal of increasing homeownership in the Historic Northwest. The relocation was completed in 2023 and is now occupied.

Historic Building
relocation from
464 Fern St. to
1225 N. Sapodilla
Ave.

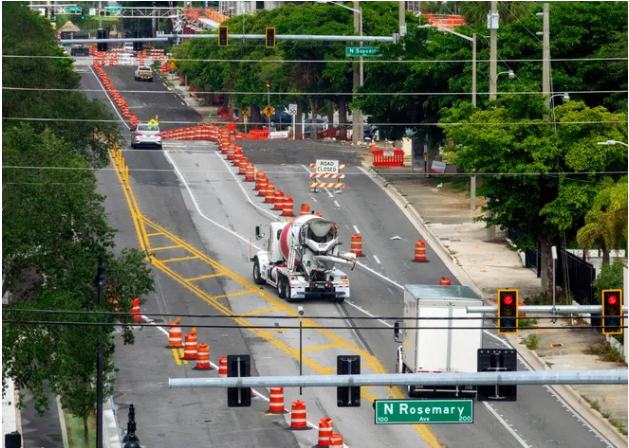


CITY CENTER REDEVELOPMENT AREA

Enhancing the Physical Environment

Infrastructure Improvements

The City/CRA are undertaking several infrastructure improvements through the Historic Northwest to continue making the neighborhood a special place for residents and businesses and to improve their connection to the rest of downtown.

- **Banyan Boulevard:** Construction of Phase 1 of the Banyan Boulevard Streetscape (Australian Avenue to Quadrille Boulevard) has been completed, a key east/west connection to Downtown and the Historic Northwest. Goals are to improve connections from the Historic Northwest to make it easier for residents to access Downtown amenities and to provide artistic gateway features that will identify the Historic Northwest. Design features include improvements such as a raised bike lane, treed medians, and enhanced shade and lighting.
- 
- The image shows an aerial view of a city street during construction. The road is lined with orange traffic cones, and a concrete mixer truck is visible in the center. A street sign for 'N Rosemary' is visible in the foreground. The surrounding area includes trees and buildings.
- **Tamarind Avenue:** The CRA and City have completed designs for the Tamarind Avenue corridor from Banyan Boulevard to Palm Beach Lakes Boulevard. Improvements will include placing overhead lines underground, expanded sidewalks and bicycle facilities, and increased lighting and shade. Phase 1 is underway and completion is anticipated in May 2024.
 - **Rosemary Avenue:** Many of the streets in the Historic Northwest need improvements. The Stull and Lee Report identified several potential greenway streets as important North and South connections to the surrounding neighborhood, namely Rosemary Avenue and Tamarind Avenue, both of which are historically vibrant commercial corridors. The CRA will invest in the Rosemary corridor to upgrade streetscape, lighting, and infrastructure from Clematis Street to 11th Street to continue the Complete Street's theme into the Northwest Community.
 - **Chase Avenue/Trinity Park:** The private sector is making significant investments in the CRA's Okeechobee Corridor and Downtown Core subdistricts. In an effort to update the infrastructure in coordination with the private investment and to better connect the two subdistricts, this project is aimed at enhancing connectivity to a new

CITY CENTER REDEVELOPMENT AREA

250,000 office building, green space and historic church. The design for this project has been completed. Construction is expected to start in Summer 2024.

Incentive Programs

The CRA continues to offer incentives for businesses and property owners to enhance their properties. Additionally, in 2023, the CRA provided business relocation and incentive grants in the amount of \$1.3 million for the Historic Northwest District. Some of the grants include the following.

- **311 N. Sapodilla Avenue:** In October 2021, the CRA Board approved an agreement to provide a business relocation and historical preservation grant to the owners of a historical building in the Historic Northwest. Construction is underway. Once completed in fall of 2024, the Fantasy Island restoration project will bring an owner-occupied residential and state-of-the-art restaurant property to the area and provide food and entertainment within walking distance of the Grand and Flagler Station projects at the southern gateway to the neighborhood.



311 N. Sapodilla
Avenue

“Fantasy Island”
renovation

- **Hamburger Haven:** The CRA entered into a three-way Public Private Partnership with Palm Beach County and the owners of the Hamburger Haven Restaurant, a 50-year business resident of the Historic Northwest, to restore, renovate and reinvent the existing structure located on North Tamarind Avenue. The new structure will enhance the existing operations of Hamburger Haven, provide additional commercial space for two new business in the area, and create a cool and comfortable outdoor

CITY CENTER REDEVELOPMENT AREA

seating space for the eating establishments in the building. Construction is expected to be completed by February 2024.

- **822 N. Tamarind Avenue:** The CRA entered into a purchase and sales agreement for the disposal of 822 N. Tamarind Avenue. This agreement was incentivized by including the renovation and conversion of a former single family, shotgun home to a commercial office space. The property was closed in Fall of 2023 with P&L Corporate Solutions. This small business provides a much-needed consulting service and adds yet another vibrant business operation to the busy Tamarind Corridor.



CITY CENTER REDEVELOPMENT AREA

Enhancing the Business Environment

Marketing

Marketing efforts in the Historic Northwest were highlighted by the following events, activities and promotions aimed at supporting local businesses increasing awareness of the district and its assets.

- **Winter in Paradise**

This holiday celebration, hosted by the CRA for the residents of the Historic Northwest District and the wider West Palm Beach neighborhoods, was filled with fun, games, food, activity, live music, and a park lighting ceremony. This kick-off to the holiday festivities provided a medium to educate the community about ongoing CRA projects and was enjoyed by many.



CITY CENTER REDEVELOPMENT AREA

- **Heart & Soul Park Activation Events**

To bring ongoing activation and innovative policing efforts to the Heart & Soul Park, the CRA hosted events to disseminate information and gather feedback on projects.

These widely successful events, targeted children and families in the area and are expected to continue into FY 2024.



- **Barbeque, Blues & Brews**

This event was held as a joint commemoration of the Juneteenth and July 4th celebrations. Attended by people from Palm Beach County and beyond, the event featured a competition for the title of “The Best Barbeque in West Palm Beach”, but also provided yet another medium for highlighting the work of the CRA within the City Center CRA, including the Historic Northwest, and allowed visitors and stakeholders to meet and interact with CRA staff while learning about the exciting projects taking place in the Historic Northwest. The event held a record-breaking attendance with over 1,300 people.



CITY CENTER REDEVELOPMENT AREA

– Quarterly Community Outreach

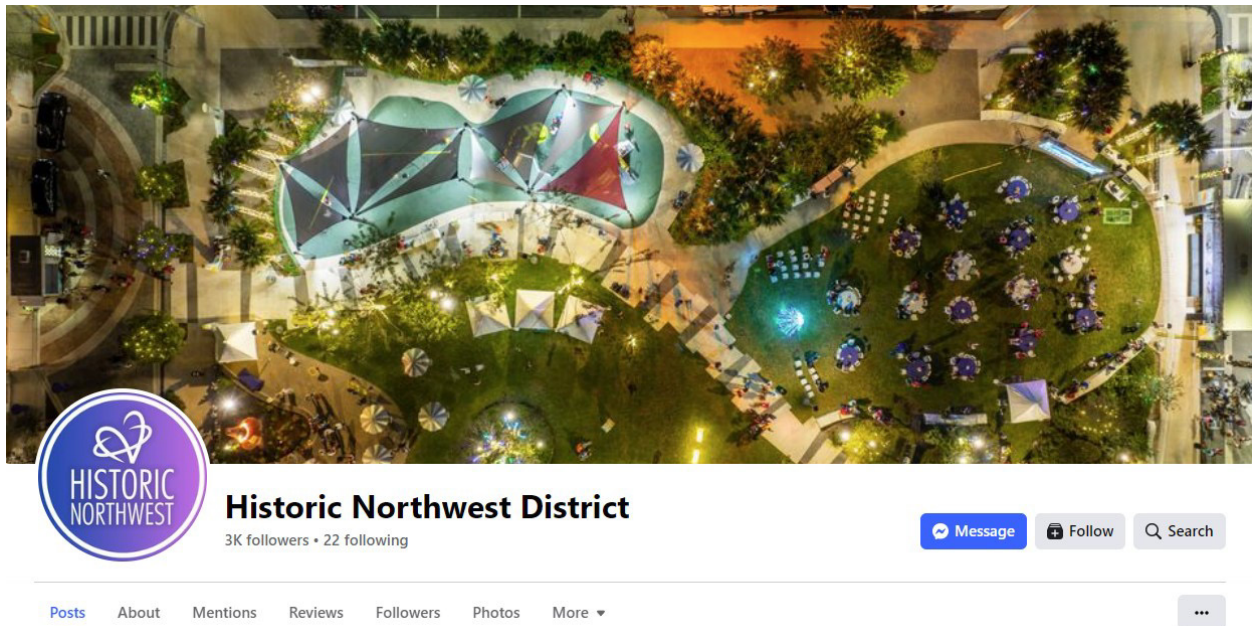
Also held in Heart & Soul Park, the CRA used these gatherings not only to update the residents on activities and projects in the area, but to also provide an open platform where residents could be free to voice their concerns and provide feedback.

– Events and Promotions Assistance Program

While the CRA spearheads community pride and local business building through its own annual events, the Events and Promotions Assistance Program, established in 2019, was designed to strengthen existing events and programs and encourage new ones to be established. This Program offers financial and promotional support to existing, new and emerging events, promotions or programs that support the goals of the Historic Northwest CRA area. The CRA offers a maximum grant of \$7,500 with priority given to businesses and individuals from or within the Historic Northwest neighborhood. All grant recipients were required to work with businesses in the district for goods and services needed for the event or promotion. They were also required to work with the City and CRA to coordinate logistics and communications and use the district's branding on all marketing materials.

Social Media Analytics

During FY 2023, the CRA leveraged Facebook to maintain the Historic Northwest's brand identity and provide updates on projects and initiatives taking place in the area. Page reach for the year increased 29.3% from the previous fiscal year as well as a 116.9% increase in post engagement.



CITY CENTER REDEVELOPMENT AREA

Brelsford Park/NoRA/Providencia Park

North Railroad Avenue (NoRA) was officially created as a new sub-district within Brelsford Park in 2022. This area, spanning from Quadrille Boulevard to Palm Beach Lakes Boulevard between the FEC Right of Way and Dixie Highway, will bring the development of a mixed-use district and will include much needed upgrades to the infrastructure in the area, such as the undergrounding of electrical supplies, improved drainage, and state-of-the-art streetscapes.

The CRA will partner with the developers by providing incentives to be used for the streetscape, construction of affordable housing and for business attraction and job creation. Phase 1 of construction and redevelopment began in the Summer of 2023 with a groundbreaking ceremony held in June 2023. Construction of the improvements of North Railroad Avenue are currently underway. Completion is expected by first quarter 2025.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

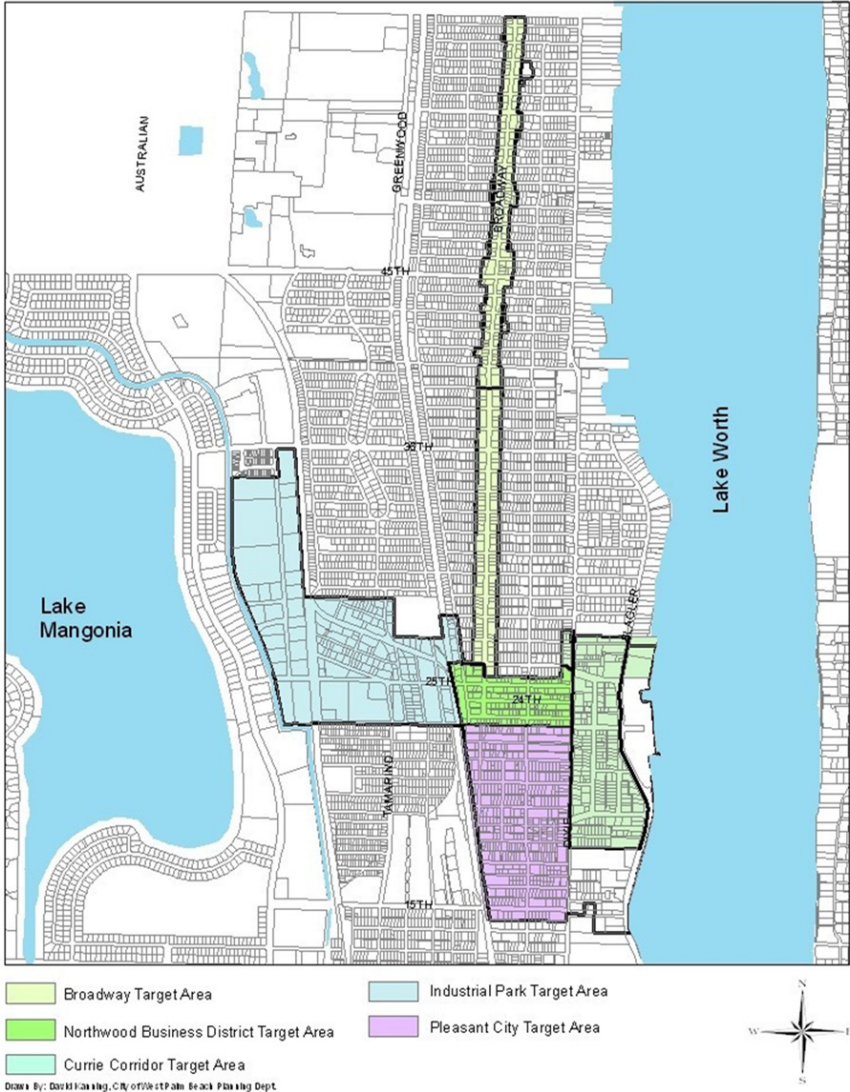
Northwood/Pleasant City Redevelopment Area

Background

In the Northwood/Pleasant City CRA District (“NPCCRA”), our award-winning marketing and branding campaigns, events and incentive programs transformed Northwood Village. The CRA created the infrastructure for what became Merry Place and increased homeownership in Pleasant City. We are currently developing the framework that will allow significant public sector development in the Currie mixed-use district and working on increasing walkability and development potential along Broadway.

The area is approximately 459 acres in size.

Boundary Map



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Tax-Base

The following table provides a 10-year summary of historical assessment (taxable) values and increment values for the NPCCRA as of January 1st of each year. While this report generally pertains to FY 2023 activity, the following section also includes FY 2024 property valuation data to highlight current trends. The Taxing Authorities that remit Tax Increment to the NPCCRA include the City and Palm Beach County.

TAXABLE PROPERTY VALUES						
		A		B		=A-B
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE ⁸	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2023	2024	598,746,669	13.4%	86,933,276	511,813,393	16.0%
2022	2023	528,068,084	14.8%	86,933,276	441,134,808	18.3%
2021	2022	459,851,383	4.7%	86,933,276	372,918,107	5.8%
2020	2021	439,298,522	3.3%	86,933,276	352,365,246	4.2%
2019	2020	425,098,757	5.3%	86,933,276	338,165,481	6.7%
2018	2019	403,823,945	8.9%	86,933,276	316,890,669	11.7%
2017	2018	370,721,582	7.1%	86,933,276	283,788,306	9.5%
2016	2017	346,037,449	11.0%	86,933,276	259,104,173	15.3%
2015	2016	311,740,198	8.7%	86,933,276	224,806,922	12.5%
2014	2015	286,768,468	3.7%	86,933,276	199,835,192	5.4%

The following table provides a 10-year summary of historical new construction (taxable) values for the NPCCRA. It should be noted that the following new construction values are included in the gross taxable values set forth in the table above.

NEW CONSTRUCTION					
TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE ⁹	TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE
2023	2024	4,084,845	2018	2019	8,770,774
2022	2023	2,510,077	2017	2018	166,460
2021	2022	1,432,356	2016	2017	(156,783)
2020	2021	347,605	2015	2016	240,800
2019	2020	(750,276)	2014	2015	562,500

⁸ The Taxable Value figures included herein represent those values utilized by the City of West Palm Beach to calculate NPCCRA tax increment revenue and are net of all applicable exemptions. Palm Beach County began utilizing a different Taxable Value with tax roll year 2012 that adjusts for the county-wide senior, historic and/or economic exemptions.

⁹ Negative new construction values indicate a net reduction in taxable values and are usually the result of demolitions or properties coming off the taxroll (i.e. purchased by non-profit or governmental entity).

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA’s principal taxpayers. Taxpayer concentration is a measure of revenue risk for the CRA. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

PRINCIPAL TAXPAYERS			
TAXPAYER	PROPERTY USE	FY 2023 TAXABLE VALUE	% OF FY 2023 TAXABLE VALUE
1515 FLAGLER PROPERTY LP	OFFICE	34,100,000	6.5%
PARK PB LLC	MULTIFAMILY	16,843,808	3.2%
920 N STANLEY PARTNERS LLC	VACANT COMMERCIAL	18,739,070	3.5%
2014 CAHUENGA PARTNERS LP &	VACANT COMMERCIAL	9,181,124	1.7%
MOUNTAIN WEST PALM REAL ESTATE, INC.	WAREHOUSE	9,171,038	1.7%
1919 N FLAGER DRIVE ASSOCIATES LLC	OFFICE	7,375,570	1.4%
LA BOHEME PROPERTIES INC	MANUFACTURING	6,469,267	1.2%
1100 25TH ST WEST PALM BEACH LLC	WAREHOUSE	5,167,594	1.0%
ALLIANCE HP LAKESIDE LLC	WAREHOUSE	2,472,600	0.5%
1717 N FLAGLER DRIVE VENTURE LLC	OFFICE	3,715,031	0.7%
	TOTAL	113,235,102	21.4%

The following table provides a segmentation of taxable values within the NPCCRA by development for FY 2023.

PRINCIPAL DEVELOPMENTS			
DEVELOPMENT	PROPERTY USE	FY 2023 TAXABLE VALUE	% OF FY 2023 TAXABLE VALUE
FLAGLER POINT CONDOMINIUM	CONDOMINIUM	66,583,006	12.6%
THE SLADE CONDOMINIUM	CONDOMINIUM	50,474,510	9.6%
PORTOFINO CONDOMINIUM	CONDOMINIUM	20,342,834	3.9%
PARKLAND REPLAT	MULTIFAMILY	16,843,808	3.2%
BETHESDA PARK	MIXED-USE	24,920,194	4.7%
LA FONTANA APT. OF PALM BEACH INC	COOPERATIVE	14,780,582	2.8%
MAJESTIC TOWERS I	CONDOMINIUM	11,139,949	2.1%
WESTFIELD WPB NO. 1	WAREHOUSE	9,171,038	1.7%
VILLAS LOFTS CONDOMINIUM	CONDOMINIUM	9,046,111	1.7%
PINEWOOD TERRACE IN	OFFICE BUILDING	7,375,570	1.4%
	TOTAL	230,677,602	43.7%

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that make payments to the NPCCRA.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES				
		A	B	=A+B
TAX ROLL YEAR	FISCAL YEAR	CITY OF WEST PALM BEACH	PALM BEACH COUNTY	TOTAL
2023	2024	8.1308	4.5000	12.6308
2022	2023	8.1965	4.7150	12.9115
2021	2022	8.3465	4.7815	13.1280
2020	2021	8.3465	4.7815	13.1280
2019	2020	8.3465	4.7815	13.1280
2018	2019	8.3465	4.7815	13.1280
2017	2018	8.3465	4.7815	13.1280
2016	2017	8.3465	4.7815	13.1280
2015	2016	8.3465	4.7815	13.1280
2014	2015	8.3465	4.7815	13.1280

Tax-Increment Revenues

Contributing Taxing Authorities, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to remit an amount equal to 95% of the difference between¹⁰:

- c) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and
- d) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1st of the base year¹¹, exclusive of any amount from any debt service millage.

¹⁰ Calculations referenced herein use the current fiscal year’s millage rate as established by the Taxing Authority.
¹¹ The aggregate assessed valuation of taxable real property in the original NPCCRA as of January 1, 1994, used for determining the incremental assessed valuation in future years was \$77,201,813. The aggregate assessed valuation of taxable real property in the Expanded Area of the NPCCRA as of January 1, 2001 which is used for determining the incremental assessed valuation in future years totaled \$9,731,463. Such valuations are referred to as “Base Year” values and total \$86,933,276.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

The Taxing Authorities which are obligated to remit tax increment¹² to the NPCCRA include the City of West Palm Beach and Palm Beach County.

TAX INCREMENT REVENUES					
TAX ROLL YEAR	FISCAL YEAR	A	B	=A+B	% CHANGE OVER PRIOR YEAR
		CITY OF WEST PALM BEACH	PALM BEACH COUNTY	TOTAL (ROUNDED)	
2023	2024	\$ 3,953,380	\$ 2,185,422	\$ 6,138,802	13.4%
2022	2023	3,434,973	1,980,369	\$ 5,415,343	16.5%
2021	2022	2,956,933	1,693,182	4,650,115	5.8%
2020	2021	2,793,966	1,599,625	4,393,591	4.2%
2019	2020	2,681,373	1,535,360	4,216,733	6.7%
2018	2019	2,512,682	1,438,678	3,951,360	11.7%
2017	2018	2,250,207	1,288,324	3,538,532	9.5%
2016	2017	2,054,482	1,176,210	3,230,692	15.3%
2015	2016	1,782,533	1,018,710	2,801,243	12.5%
2014	2015	1,584,528	905,194	2,489,722	5.3%

Financial Obligations

The following table provides a listing of the outstanding financial obligations of the NPCCRA.

FINANCIAL OBLIGATIONS			
	TERM	PRINCIPAL BALANCE AT SEPT. 30, 2023	ESTIMATED EXPENSE FY 2024
TAX INCREMENT FINANCIAL OBLIGATION TO DEVELOPERS			
PARKLAND ON THE PARK			
50% OF TAX INCREMENT WITHIN PROJECT	N/A	N/A	N/A
SUBJECT TO \$2 MILLION CAP			
15-YEAR TERM FROM 1 st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN FY 2026)			
THE SPRUCE			
50% OF TAX INCREMENT WITHIN PROJECT	N/A	N/A	N/A
SUBJECT TO \$6.1 MILLION CAP			
20-YEAR TERM FROM 1 st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN FY 2027)			
BONDS, NOTES, AND CITY ADVANCES			
TIR REFUNDING BONDS, SERIES 2015	2035	\$ 15,695,000	\$ 1,649,500
TOTAL		\$ 15,695,000	\$ 1,649,500

¹² Table represents calculated tax increment revenues based on reported taxable values. Actual collections may vary.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Accomplishments and Project Status Updates

North-End Vision Plan

The CRA continues to implement the North End Vision Plan that was adopted in 2014.

Issue

The CRA developed and adopted a master plan for the North End of West Palm Beach in 2014, which encompasses the Northwood/Pleasant City CRA, three mixed-use districts (Currie Park, Northwood Village, and the Broadway Corridor), the Pleasant City neighborhood, and the Industrial Park Target Area. In addition to the master plan, the CRA amended the Comprehensive Master Plan and zoning regulations for the three mixed-use districts based on the new vision plan. The CRA organized and conducted a 7-day design workshop within the community that engaged a great number of residents, business owners, and stakeholders within the North End. The goal of the design workshop was to create a vision and an implementation strategy for the redevelopment of the North End, which has faced years of stagnation due to economic downturns and shortfalls in the current zoning regulations.

Strategy

The Currie Park area is situated on the east side of the CRA along the Intracoastal Waterway. This area has the largest number of vacant properties within the North End and the greatest interest for redevelopment due to its location. The master plan for this area focused on creating a physical and visual connection to Currie Park and the waterway. This effort took a significant step forward with the recent adoption of the revised Currie Park Mixed Use District regulations.

The Northwood area is the North End's entertainment district with an eclectic mix of restaurants, galleries, and shops. This area's success is due to the rebranding and marketing strategies implemented by the CRA. The district, however, still has room for growth. The master plan proposes a transit-oriented district anchored on the west-end by a future passenger rail station along the FEC.

The Broadway Corridor is characterized today by crime and blight. The master plan recommended various development scenarios and specific streetscape improvements to the roadway to support the proposed development. The CRA believes that its greatest impact along the Broadway Corridor will be by facilitating development through Public Private Partnerships (P3s). To this end, the 2023 focus was on acquisitions of derelict properties along the north end of the strip which will be held for future negotiations and development of a mix of residential/affordable housing and commercial projects in the district.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

The Pleasant City Neighborhood is the oldest African American neighborhood within the City. The master plan identified specific streetscape improvements, new greenways, and open spaces, as well as infill opportunities for single family.

The Industrial Park Target Area is made up of numerous entities providing industrial support in transportation, technology, and automotive repair; and is currently home to Brightline's West Palm maintenance hub. The CRA continues to explore avenues to enhance the area for its residents.

The CRA has adopted the Comprehensive Plan and zoning amendments for the Currie Mixed-Use District and the Northwood Mixed-Use District and is currently working on the comprehensive plan and zoning and land development amendments for the Broadway mixed-use district to promote the redevelopment of the district as a vibrant mixed-use pedestrian friendly corridor.



Affordable Housing (Pleasant City)

The CRA continues to prioritize home ownership within the Pleasant City Neighborhood. Previously, Habitat for Humanity received five (5) of the vacant lots and successfully finished construction. These homes are now occupied by single family homeowners. Five (5) additional lots were conveyed to Habitat for Humanity in March 2019, two of which have had their groundbreakings and began construction. The additional three (3) lots began construction in 2020, with coinciding groundbreaking ceremonies.

In August of 2020, the CRA conveyed a vacant lot located at 525 Lilac Court to NRH Homes for construction of a single-family home which will be sold to an affordable housing owner-occupied purchaser. In addition, NRH currently owns most properties surrounding 525 Lilac Court (509, 512, 515 and 519 Lilac Court).

The compilation of these properties allowed NRH to construct a total of six new single-family homes in Pleasant City which were completed in 2021 and sold to buyers that best qualified for stable home ownership, providing a good homeownership mix in Pleasant City.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA



515 Lilac Court (affordable housing)

These properties assist the CRA in increasing home ownership within Pleasant City, with the 2020 Census reporting that 45.96% of the active residential units in the area are owner occupied.

Additionally, the CRA continues to focus on providing affordable rental options in the Pleasant City Neighborhood. During 2022, upgrades continued to the CRA-owned development at 608 and 610 23rd Street, with refurbished units made available to qualified lessors.

With the adoption of Resolution 306-22, approved by the City Commission in December 2022, developers can utilize the affordable housing incentive to increase the project height in exchange for an allotment of affordable/workforce housing units within the projects. In Northwood Village, the CRA negotiated a TIF agreement with Affiliated Development for an affordable housing allotment in their development located on Spruce Avenue between 24th and 25th street (The Spruce) which will provide 80 workforce housing units in exchange for TIF incentives over a specified number of years.

The CRA also intends to extend these affordable and workforce housing opportunities within the Broadway mixed-use district. To this end, the CRA, purchased land at 5800 Broadway, and entered into a contract to purchase parcels located at 5811 Broadway, 5817 Broadway and 607 57th Street in 2022. These properties will be used to begin the redevelopment of the northern gateway to the City.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Currie Park

In 2020, the CRA retained Chen Moore and Associates to complete a Master Plan and design for Currie Park. The CRA is funding the park design, while park improvements will be funded by a 2020 Parks Bond. Currently, the City has budgeted \$8 million for initial improvements to the park. The CRA was instrumental in the application process that resulted in the City being awarded an additional \$16.7 million dollars towards infrastructure construction to build resilient seawalls, improve storm water quality, and develop living shorelines, pedestrian hardscaping, and native landscaping, through the FDEO Rebuild Florida General Infrastructure Program.

The final master plan was approved by the CRA Board in June of 2022. The design team focused on creating a space to become a vibrant urban park preserving and enhancing the experience along the water's edge. They studied the evolution of the Lake Worth Lagoon from freshwater lake to its current state as an urban estuary. They studied the park's relationship to the City and its surrounding neighborhood and focused on strengthening neighborhood connections, enhancing living ecological systems for a resilient future, and creating spaces for public activities. The site components include a public arts plaza, tidal amphitheater, boundless playground, multi-use events lawn, fitness areas, trails, plazas, native gardens, piers, boat ramp, sports courts, and maintains the MLK memorial. Through an RFQ, two construction firms were pre-selected to bid on the construction of the project. The bid is scheduled to be issued first quarter 2024, with park construction commencing in Summer 2024.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Anchor Site Development (The District at Northwood)

The CRA issued an Invitation to Negotiate (ITN #16-17-500) for the purchase or lease and development of CRA-owned properties prominently located in the Northwood Village area of the City commonly referred to as the “Anchor Site”, now The District at Northwood. The parcels were assembled for the purpose of selecting a Developer to design and construct a mixed-use development of significant impact and prominence. The development will be a catalyst for additional development and will provide a central location for pedestrian activity and create a “Village Square”.

In September 2020, the CRA Board approved a development agreement with Immocorp Capital for construction of a mixed-use development that will include over 300 apartments, retail, office space and public parking on the Anchor Site. The concept plan was approved by the CRA Board in April 2020. The developer’s final site plan was approved by the Planning Board in November 2022 and the developer is currently working on obtaining building permits. Construction of the Anchor Site began in 2023 with foundation work starting in early 2024. Project completion is anticipated by first quarter 2026.



The District at Northwood (concept design)

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

The Spruce

Affiliated Development has received site plan approval for this new 8-story housing project with 270 units. It will also feature a parking garage, rooftop pool, a sports bar-themed “pub room,” a fitness center, a pickleball court and a dog park. The goal for this project is to provide residential housing, including 80 affordable workforce housing units (30% of units), in this up-and-coming community.

The workforce housing unit total includes:

- 10 units up to 80% AMI (area median income); and
- 70 units up to 100% AMI.

The project is currently obtaining building permits, and construction is scheduled to begin in Summer 2024.



Enhancing the Physical Environment

Broadway

The City received a grant in 2016 from the Florida State Legislature for \$450,000 to fund the design of a lane-elimination project along Broadway Avenue from 25th Street to 42nd Street. The CRA has been working towards a lane elimination proposal since 2014. The lane elimination application was withdrawn due to concerns from FDOT. Instead, a typical road section was submitted. The redesign of the roadway will encourage redevelopment and economic development through improved walkability for pedestrians and roadway safety.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

This initiative will empower neighborhoods and improve quality of life. The City continues to work with the Florida Department of Transportation on this initiative.

BMUD – The CRA is currently working in collaboration with the City and Dover Kohl on drafting a revised zoning regulation for the Broadway corridor intended to improve the corridor with an emphasis on providing affordable housing.



Clean and Safe Program (Northwood Village)

In early 2020, the City released an RFP for city-wide security services that included the CRA districts in order to provide seamless security services city-wide. Professional Security Consultant’s was selected as the most qualified firm and the CRA entered into a contract with them to provide unarmed roving security guard services for Northwood Village and the Broadway Corridor. This Innovative Community Policing Program is a tool the CRA uses to help deter criminal activity. Outfitted with only mobile phones, two-way radios and bright yellow shirts, these Security Ambassadors provide roving unarmed security guard services 24 hours a day, 7 days a week, and function as the CRA’s eyes and ears on the street.

In cooperation with local law enforcement, the Security Ambassadors provide a reliable source for reporting accidents, illegal dumping, suspicious activities, and assistance with the needs of merchants, visitors, and residents.

In addition to the Security Ambassadors, the CRA has two dedicated vendors in the Northwood Village and Broadway Corridor for garbage collection and landscape maintenance. Together, these contractors assist in keeping the area clean and safe.

In 2023, there were 261 incidents reported with the most active days being Wednesday and Thursday. Out of the incidents recorded, complaints and patrol duties were 49.2% of the reports.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Enhancing the Business Environment

The CRA is focused on ensuring that the Northwood/Pleasant City area is economically vibrant by capitalizing on its resources and assets, enhancing its amenities, and strengthening the business environment. One way the CRA strengthens the business environment is through the retention/attraction of businesses through its business development grant programs which include funding for leasehold improvements, façade enhancement, and business assistance. The CRA approved roughly \$30,000 for incentives in the Northwood/Pleasant City CRA district in FY 2023 including the following awarded grants:

Grants

- **Beautify Northwood (\$10,500 total)**
 - Café Centro, 2409 N Dixie - \$3,500
 - Mestizo, 511 Northwood Rd - \$3,500
 - Wise Guys Pizza, 2600 Broadway - \$3,500

- **Events and Promotion Assistance (\$7,500 total)**
 - Pleasant City First Family Reunion, Blum Park

- **Façade and Exterior Improvement: 80% up to \$10,000**
 - 437 25th Street

- **Grand Opening Assistance (\$4,000 total)**
 - A Timeless Treasure, 514 Northwood Road - \$500
 - Cornucopia, 521 Northwood Road - \$500
 - Digital Vibes, 526 Northwood Road - \$500
 - Sara Bella Photography Studio, 433 Northwood Road - \$500
 - Soul Movement, 508 Northwood Road - \$500
 - Wise Guys Pizzeria, 2600 Broadway Avenue - \$500
 - Sightcraft Eyecare, 540 Northwood Road - \$500
 - Salient, 439 35th Street - \$500



Cornucopia
Gourmet Deli & Bites



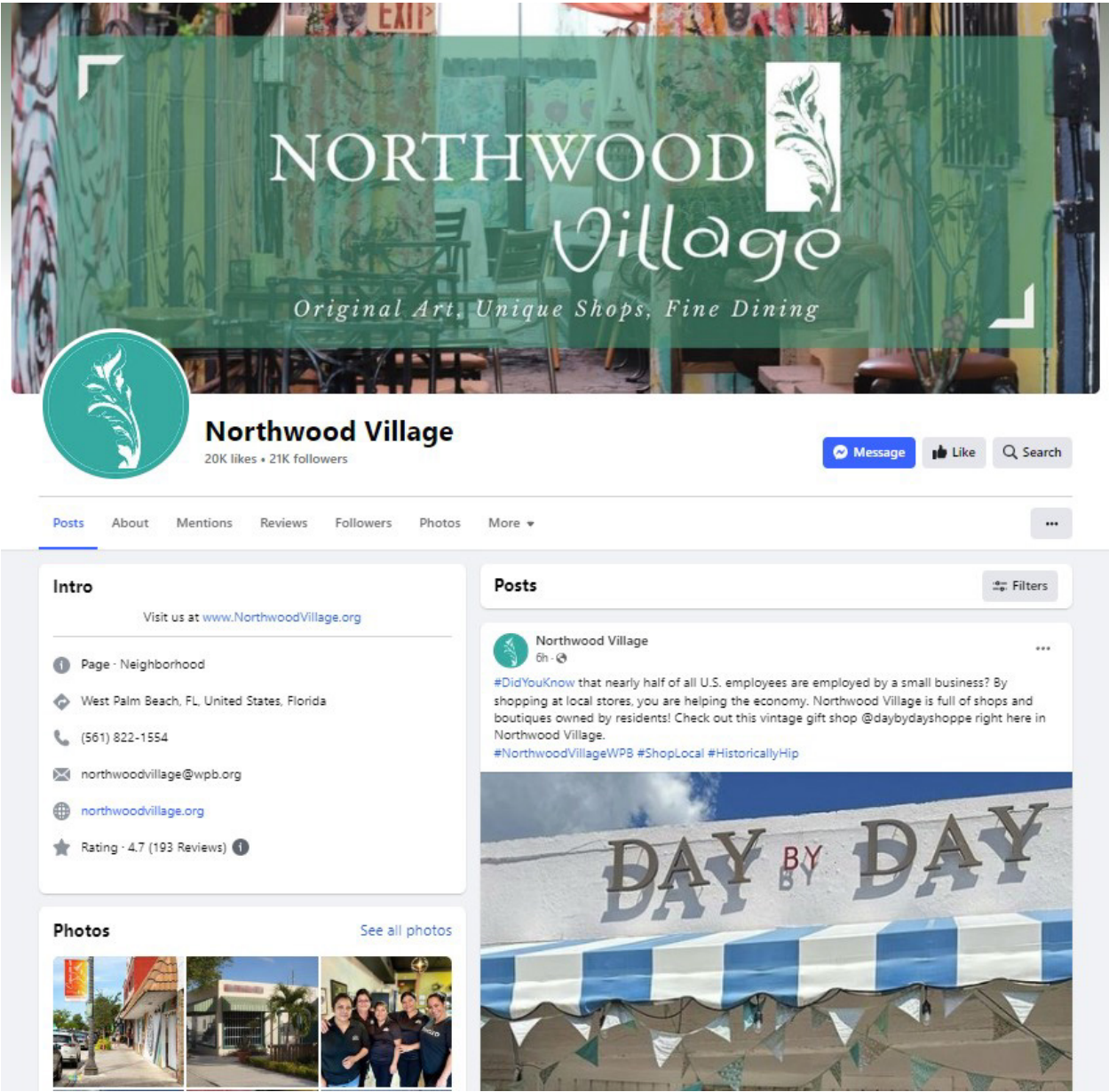
NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Marketing

Traditional marketing activities and events continue to focus on generating foot traffic and consistent activation for our local businesses.

Social Media Analytics

During FY 2023, the CRA continued leveraging marketing and social media to strengthen the brand identity and image for the Northwood Area. The Northwood Village Facebook page has over 21,000 engaged users and continues to see an increase over all engagement metrics.



AWARDS AND ACKNOWLEDGEMENTS

Awards and Acknowledgements



- **Gold**
 - ✓ *Best Community Outreach Program*
 - *Trojan Rocking Horse*
 - ✓ *Best Organization Website*
 - *DowntownWPB.com*
- **Silver**
 - ✓ *Best Facebook Site*
 - *Arts & Entertainment District*
 - ✓ *Best Community Outreach Program*
 - *Tell Your Story Challenge*
 - ✓ *Best TV Promotion*
 - *West Palm Beach, FL*
 - ✓ *Best Event/Organization E-Newsletter*
 - *West Palm Beach, FL*
- **Bronze**
 - ✓ *Best Single Digital/Social Ad*
 - *Center of Paradise*
 - ✓ *Best Facebook Site*
 - *Downtown West Palm Beach*
 - ✓ *Best Instagram Site*
 - *Downtown West Palm Beach*
 - ✓ *Best Printed Materials (Single Page)*
 - *Let's Vibe*

- **1st Place**
 - ✓ *TikTok*
 - ✓ *Twitter*
- **2nd Place**
 - ✓ *Black Art Matters – Website*
 - ✓ *Circuit Shuttle - Installations/Wraps*
 - ✓ *Event Recap/Annual Report*
 - ✓ *Instagram*
 - ✓ *Television Program Ad or PSA*
 - ✓ *Twitter*
- **3rd Place**
 - ✓ *Que Bacano - Community Outreach Program*



PERFORMANCE DATA

Performance Data

The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2023 (most recent data available).

- F.S. §163.371

Performance data is provided for both the City Center and Northwood/Pleasant City Redevelopment Plans including:

- Total number of activities started and completed and the estimated cost for each activity;
- Total amount expended for affordable housing for low-income and middle-income residents; and
- A summary indicating Redevelopment Plan achievements. Within the framework of this data, the redevelopment activities are categorized by achievement. These achievement categories align with the CRA's Financing and Implementation plans discussed earlier in this report.



PERFORMANCE DATA

City Center District

West Palm Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

1159

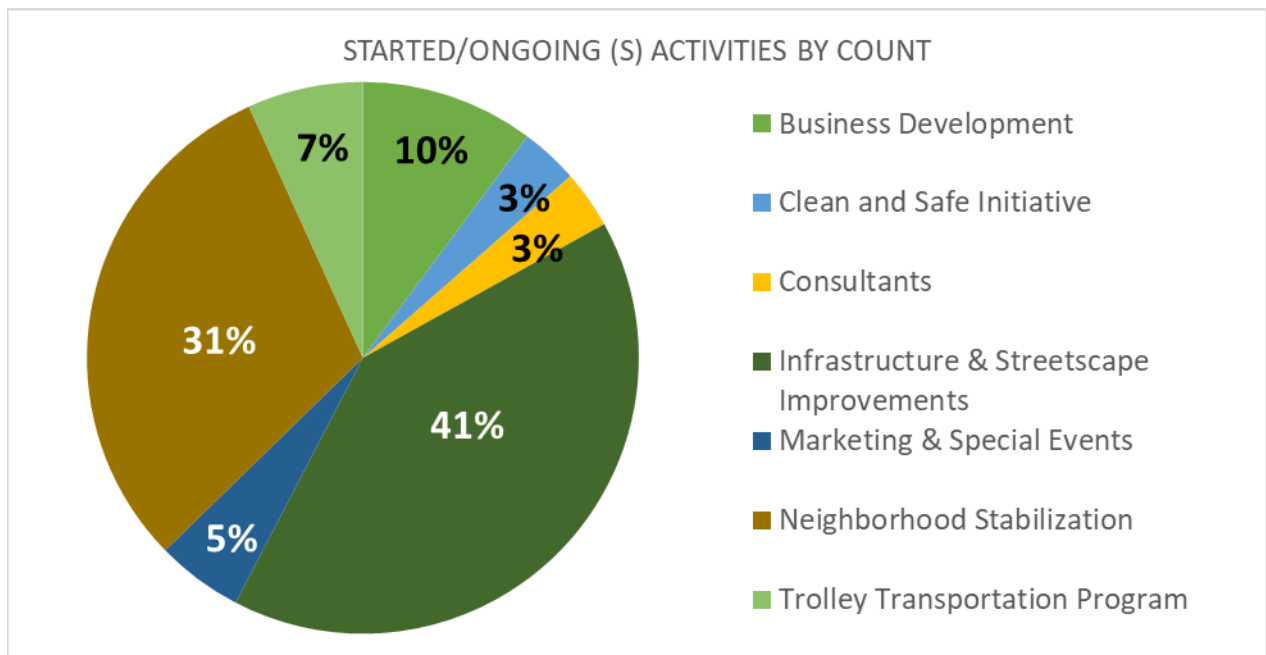
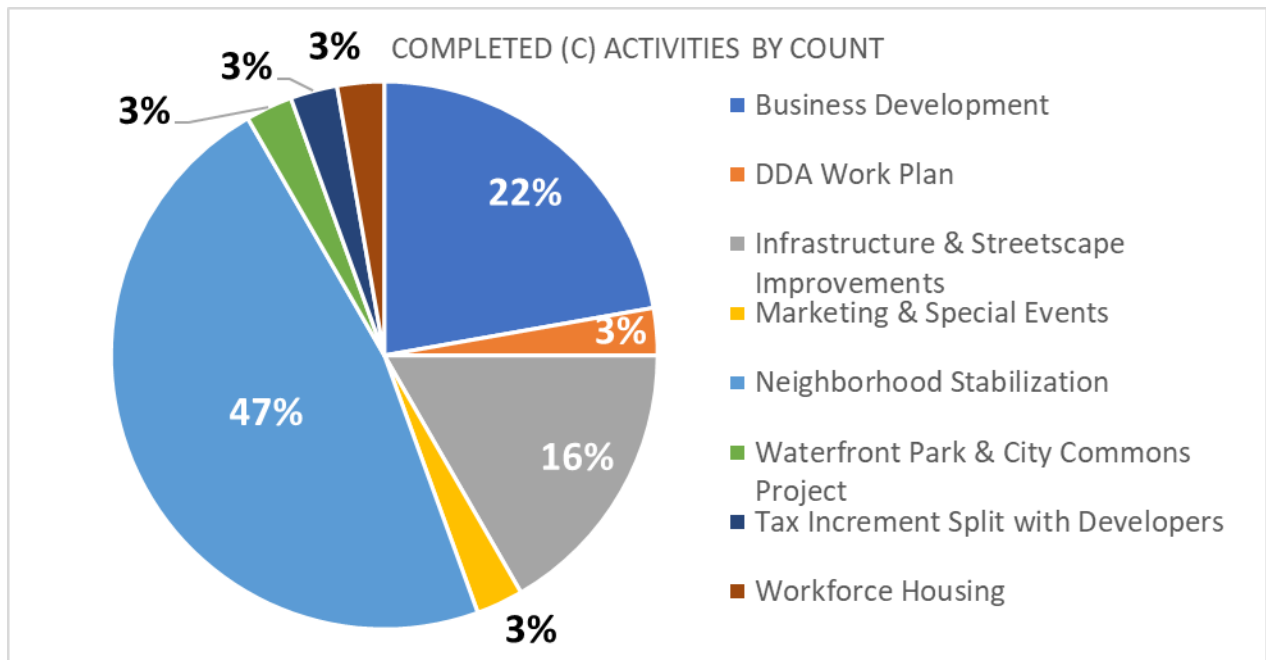
Registered Agent	Mr. Christopher Roog
Mailing Address	401 Clematis Street West Palm Beach, FL 33401
Office Address	401 Clematis St, West Palm Beach, FL 33401
Telephone	(561) 822-1416
Email	Croog@wpb.org
Website	wpb.org/cra
County(ies)	Palm Beach
Local Governing Authority	City of West Palm Beach
Date Created / Established	Monday, September 10, 1984
Creation Documents	City Resolutions 97-84 and 1907-85
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Friday, November 17, 2023

Total number of Activities started and/or ongoing	59
Total number of Activities completed	36
Total amount expended for low and middle income affordable housing	\$3,500,000

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

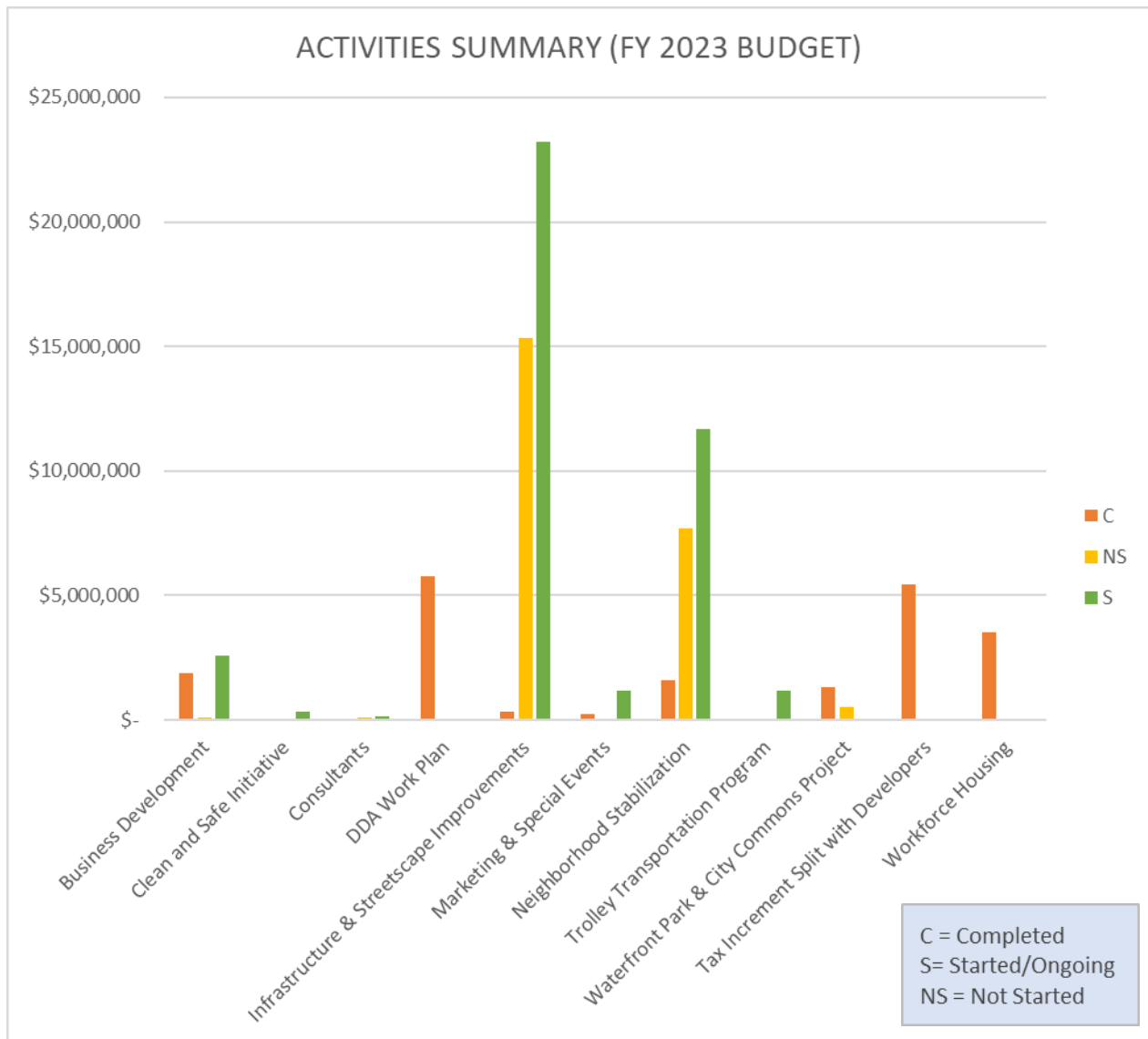
ACHIEVEMENT	CRA PLAN SECTION
Marketing & Special Events	II-B(1,2,5,17,23,30)
Business Development	II-B(1,2,5,15,22,23,24,31)
Clean and Safe Initiative	II-B(1,2,23)
Neighborhood Stabilization	II-B(1,2,5,11,15,21,22,23,24,26)
Trolley Transportation Program	II-B(1,2,7,8,23)
Waterfront Park & City Commons Project	II-B(1,2,5,6,14,17,23)
Infrastructure & Streetscape Improvements	II-B(1,2,6,7,8,10,17,18,23,28)
DDA Work Plan	II-B(1,2,23)
Tax Increment Split with Developers	II-B(1,2,21,23,31)
Housing 1 - Low to Moderate	II-B(1,2,4,22,23,24)
Consultants	II-B(1,2,7,8,17,18,22,23)

PERFORMANCE DATA



* Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.

PERFORMANCE DATA



* Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.

PERFORMANCE DATA

Northwood/Pleasant City District

West Palm Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 1159

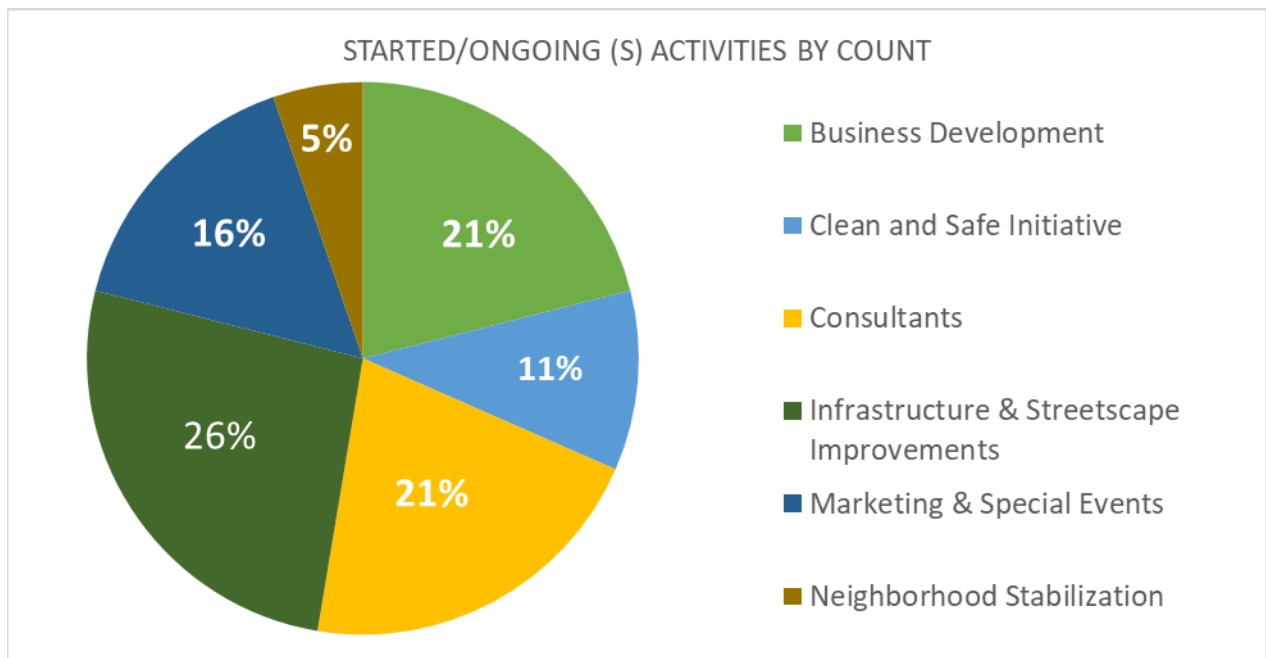
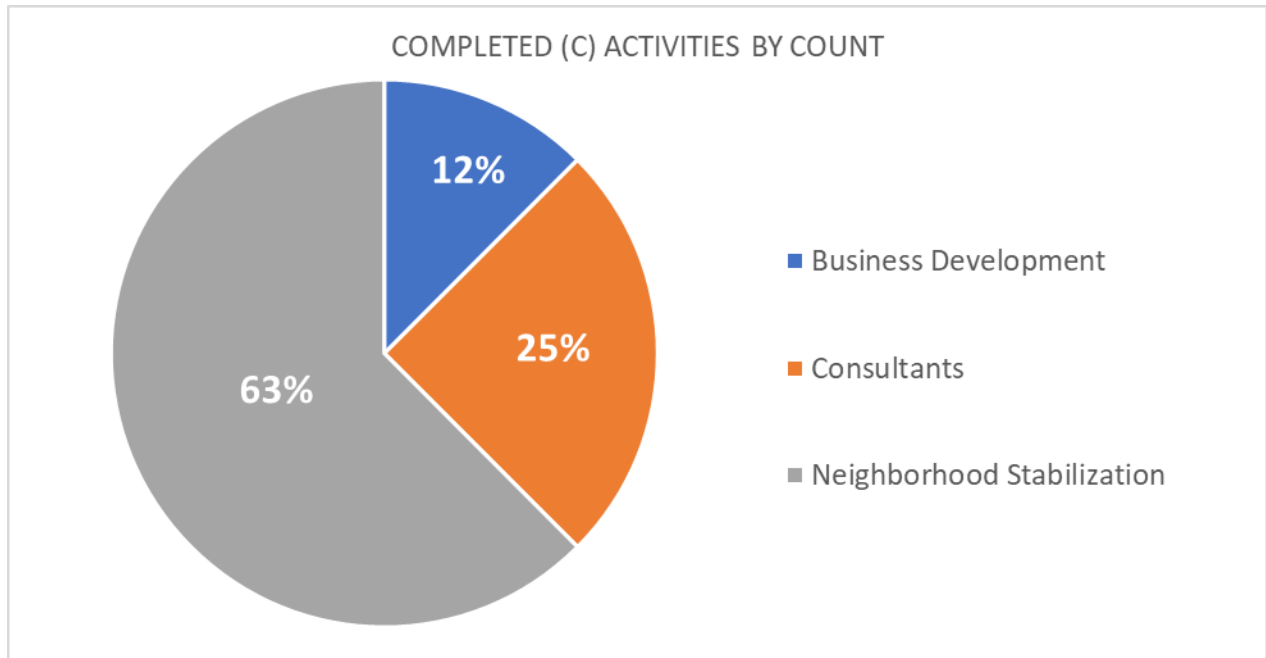
Registered Agent	Mr. Christopher Roog
Mailing Address	P. O. Box 3366 West Palm Beach, FL 33401
Office Address	401 Clematis St, West Palm Beach, FL 33401
Telephone	(561) 822-1416
Email	Croog@wpb.org
Website	wpb.org/cra
County(ies)	Palm Beach
Local Governing Authority	City of West Palm Beach
Date Created / Established	Monday, September 10, 1984
Creation Documents	City Resolutions 97-84 and 1907-85
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Friday, November 17, 2023

Total number of Activities started and/or ongoing	19
Total number of Activities completed	8
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

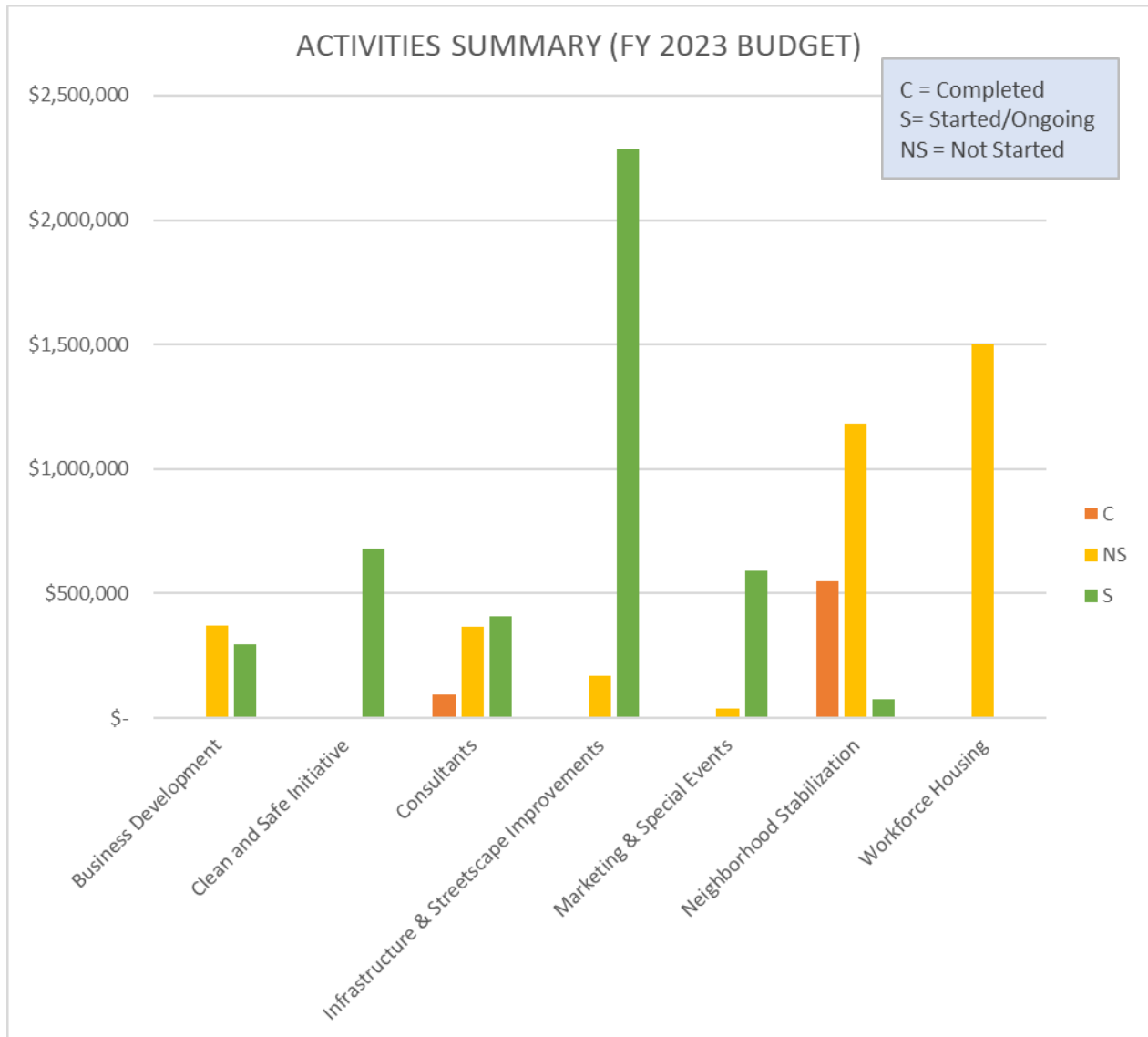
ACHIEVEMENT	CRA PLAN SECTION
Marketing & Special Events	E2,E3,E9,E10,E12,E13,E17
Business Development	E1-E7,E8,E11-E13,E15-E19
Clean and Safe Initiative	E9
Neighborhood Stabilization	E1,E2,E8,E10,E12,E13,E15,E17
Infrastructure & Streetscape Improvements	E1,E6,E11,E12,E15,E17
Consultants	E5,E10,E17

PERFORMANCE DATA



* Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.

PERFORMANCE DATA



* Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.

FINANCIAL STATEMENTS

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2023, has been prepared in accordance with F.S. §163.371 and 163.387(8).

- F.S. §163.371

This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

- F.S. §163.387(8)

The Financial Statements included herein are sourced from the Annual Comprehensive Financial Report (“Financial Report”) for the fiscal year ending September 30, 2023. The Financial Report is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website:

<https://www.wpb.org/government/community-redevelopment-agency/reports-and-plans>

FINANCIAL STATEMENTS

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT TRUST FUNDS
BALANCE SHEET
SEPTEMBER 30, 2023
UNAUDITED

	City Center CRA Fund	Northwood/ Pleasant City CRA Fund
ASSETS		
Cash and cash equivalents	\$ 12,737,665	\$ 6,345,444
Investments	26,000,000	-
Receivables (net):		
Accounts	13,226	10,496
Interest	125,771	19,963
Due from other governments	125,000	-
Prepaid items	5,000	-
Lease receivable	723,557	-
Total assets	<u>\$ 39,730,219</u>	<u>\$ 6,375,903</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$ 857,743	\$ 491,218
Deposits payable	47,137	28,400
Due to other governments	21,092	-
Total liabilities	<u>925,972</u>	<u>519,618</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to unavailable revenue	7,261	10,496
Deferred inflows related to leases	698,930	-
Total deferred inflows of resources	<u>706,191</u>	<u>10,496</u>
FUND BALANCES		
Restricted	38,098,056	5,845,789
Total fund balances	<u>38,098,056</u>	<u>5,845,789</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 39,730,219</u>	<u>\$ 6,375,903</u>

FINANCIAL STATEMENTS

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

REDEVELOPMENT TRUST FUNDS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

UNAUDITED

	<u>City Center CRA Fund</u>	<u>Northwood/ Pleasant City CRA Fund</u>
REVENUES		
Taxes	\$ 30,657,252	\$ 3,496,424
Intergovernmental	20,260,117	1,974,851
Charges for services	75,684	49,835
Rents and royalties	424,294	-
Investment income (loss)	1,608,138	298,620
Miscellaneous	498,051	-
Total revenues	<u>53,523,536</u>	<u>5,819,730</u>
EXPENDITURES		
Current:		
Economic environment	27,709,323	2,093,586
Capital outlay	4,227,027	1,031,027
Debt service:		
Principal	3,120,400	1,025,000
Interest and fiscal charges	1,359,006	619,528
Total expenditures	<u>36,415,756</u>	<u>4,769,141</u>
Excess (deficiency) of revenues over (under) expenditures	<u>17,107,780</u>	<u>1,050,589</u>
OTHER FINANCING SOURCES (USES)		
Transfers in	-	6,360
Transfers out	(7,381,250)	-
Total other financing sources (uses)	<u>(7,381,250)</u>	<u>6,360</u>
Net change in fund balances	9,726,530	1,056,949
Fund balances—beginning	<u>28,371,526</u>	<u>4,788,840</u>
Fund balances—ending	<u>\$ 38,098,056</u>	<u>\$ 5,845,789</u>



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