



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

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

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

City of West Palm Beach
Community Redevelopment Agency
Pass/Fail Agenda
Monday, December 9, 2024
4:00 PM

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

1. CALL TO ORDER- 4:00 P.M.

2. CIVILITY AND DECORUM

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

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

3. COMMENTS FROM THE PUBLIC

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

4. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS

5. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA- **NONE**

6. CONSENT CALENDAR- **APPROVED.**

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

- 6.1. Minutes of the Community Redevelopment Agency Meeting of November 12, 2024.

Originating Department:
Mayor's Office

7. RESOLUTIONS- **ALL ITEMS WERE APPROVED; ITEM 7.2 WAS APPROVED WITH REVISIONS.**

- 7.1. Resolution No. 24-62 approving a Façade and Exterior program grant to WeSecondChance, LLC, in the amount of \$75,000 for exterior building improvements at 800 N. Sapodilla Avenue.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-62: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROPERTY IMPROVEMENT AGREEMENT TO WESECONDCANCE, LLC, UNDER THE FAÇADE AND EXTERIOR IMPROVEMENT GRANT PROGRAM FOR THE LOCATION AT 800 NORTH SAPODILLA IN THE AMOUNT OF \$75,000 FOR THE DOWNTOWN/CITY CENTER CRA DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:
Approve Resolution No. 24-62.

Background Information:

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District. In June 2006, the CRA Board formally adopted nine (9) incentive programs, many targeting the Historic Northwest neighborhood. One such program, the

Facade and Interior and Exterior Improvement Grant Program, is intended to encourage property owners to upgrade the interior and exterior of existing buildings.

The CRA received an application from WeSecondChance LLC for a grant under the Interior and Exterior Facade Grant Program for the property located at 800 N. Sapodilla Avenue in the Historic Northwest Target Area. This is a viable project and meets the criteria set forth in the Facade Grant Program. The application submitted is for qualifying exterior renovations to an existing structure. The renovations include but are not limited to, repairing and re-stuccoing the exterior and installation of new signage, doors, and windows for a total project cost of \$122,515. In accordance with the Interior and Exterior Facade Program, the applicant is required to contribute 20% of the construction cost, and the Agency will contribute 80%, not to exceed \$75,000.

Resolution No. 24-62 approves a grant to WeSecondChance LLC in the amount of \$75,000 for qualifying improvements to the property located at 800 N Sapodilla.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

\$75,000 funded through the CRA Redevelopment Incentive Program.

- 7.2. Resolution No. 24-63 authorizing a Notice of Intent to Dispose of Community Redevelopment Agency property located at 719 N. Sapodilla Avenue in West Palm Beach, Florida.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-63: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE DISPOSITION OF CRA-OWNED COMMERCIAL PROPERTY LOCATED AT 719 N. SAPODILLA AVENUE FOR A HEALTH-CONSCIOUS DINING USE; AUTHORIZING NOTICE AND INVITING PROPOSALS FOR COMPETITIVE OFFERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-63

Background Information:

The Community Redevelopment Agency obtained the property located at 719 N. Sapodilla in September 2016 to improve a heavily blighted area.

While the CRA is currently following the Board's direction to rehabilitate the structure, the local business market has shown interest in the property. Due to market trends, staff recommends advertising the disposition of the property in order to entertain formal proposals for the sale and activation of the property for a Health-Conscious Dining use.

All proposals will be brought to the Board with a recommendation to proceed with an offer. This action is consistent with the goals and obligations of CRA's redevelopment plan and strategic finance plan.

Resolution No. 24-63 authorizes the disposition of 719 N. Sapodilla Avenue and the publication of a notice to accept competing business proposals.

CRA District: Downtown / City Center CRA District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact at this time.

- 7.3. Resolution No. 24-64 authorizing a grant in an amount not to exceed \$75,000 to Joshua Hilleman under the Contributing Structure Rehabilitation program for improvements to the property located at 1225 North Sapodilla Avenue and authorizing the Chair to sign a grant agreement.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-64: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A CONTRIBUTING STRUCTURE REHABILITATION GRANT IN THE AMOUNT OF \$75,000 TO JOSHUA HILLEMANN FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 1225 N. SAPODILLA AVENUE; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A PROPERTY IMPROVEMENT GRANT AGREEMENT WITH JOSHUA HILLEMANN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-64.

Background Information:

In August 2017, via Resolution No. 17-42, the CRA Board approved an incentive program named the Contributing Structure Rehabilitation Grant Program. The intent of this incentive program is to support and preserve

residential buildings in the Northwest neighborhood that contribute historical significance by location, design, setting, materials, workmanship, feeling, and association. Examples of approved renovations through this program include painting the building, installation of new awnings, new doors/windows, landscaping, roofing, and pavers.

Joshua Hilleman submitted a Contributing Structure Rehabilitation Grant Program application requesting \$75,000 for the renovation of an existing two-story residential structure of historical significance located in the northwest neighborhood. The proposal is to complete the following improvements:

- Roof and balcony repair
- Re-stuccoing and painting of home
- Installation of front and rear gate
- Installation of paver driveway, walkway, and entranceway

The proposed improvements have been reviewed and approved by the Historic Preservation Board.

Resolution No. 24-64 approves a grant to Joshua Hilleman in an amount not to exceed \$75,000 under the Contributing Structure Rehabilitation Grant Program and authorizes the CRA Chair to execute a grant agreement. The proposed grant supports the Historic Northwest Target Area Goal 1: Protect the neighborhood's historic fabric.

CRA staff recommends approval.

CRA District: Downtown/City Center CRA.

Commission District 3: Commissioner Christy Fox.

8. ADJOURNMENT - 4:32 P.M.

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