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

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

**City of West Palm Beach
Community Redevelopment Agency
Agenda
Tuesday, October 14, 2025
3:30 PM**

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

1. CALL TO ORDER

2. CIVILITY AND DECORUM

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

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

3. 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

6. CONSENT CALENDAR

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

- 6.1. Minutes of the September 2, 2025, Community Redevelopment Agency Meeting.

Originating Department:

Mayor's Office

- 6.2. Resolution No. 25-43 approving the re-appointment of Thais Sullivan to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-43: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RE-APPOINTMENT OF THAIS SULLIVAN TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

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

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

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

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

Thais Sullivan has been a member of the CRAAB for two (2) terms, having been appointed on March 20, 2022, and filling the position as a member representing a financial institution with an office in the City of West Palm Beach.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

- 6.3. Resolution No. 25-48 approving City use of CRA property located at 609 8th Street for holding the City of West Palm Beach Soul in the City and other suitable events.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-48: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE USE OF THE PROPERTY LOCATED AT 609 8TH STREET FOR HOLDING SOUL IN THE CITY AND OTHER SUITABLE EVENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

Since 2023, the City has held a series of jazz performances at the Lake Pavilion through its City of West Palm Beach Soul in the City Jazz Experience, featuring electrifying lineups of top musicians from across the nation. The event has been a large success, and the City wishes to expand the event. The CRA owns property located at 609 8th Street, known as the Sunset Lounge. Pursuant to Amendment 20 of the CRA's Strategic Finance Plan, the CRA intends to allow the City to activate the Sunset Lounge to test operational assumptions and to use the data collected from the City activations to accomplish CRA goals. Use of the property and funding to activate the property serves a public purpose by not only highlighting cultural offerings but also by attracting visitors, spurring tourism, and promoting corporate philanthropy and economic activity within the City.

This is a companion item to the City Commission Item Resolution No. 261-25.

Approval of Resolution No. 25-48 authorizes the execution of a License Agreement for the City's use of the property.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No

fiscal

impact.

7. RESOLUTIONS

- 7.1. Resolution No. 25-44 authorizing the issuance of a not to exceed \$29,000,000 tax increment revenue bond, taxable series 2025 for the purchase of the ground lease held by Navarro Lowery LLC, for the property located at 255 N. Flagler Drive and 185 Banyan Boulevard; and

Resolution No. 25-47 approving the repurchase of the Ground Lease.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-44: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF NOT TO EXCEED \$29,000,000 IN PRINCIPAL AMOUNT OF WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY TAX INCREMENT REVENUE BOND, TAXABLE SERIES 2025 (CITY CENTER COMMUNITY REDEVELOPMENT AREA), FOR THE PURPOSE OF FINANCING THE SERIES 2025 CCCRA REDEVELOPMENT PROJECT, FUNDING A DEPOSIT TO THE CCCRA DEBT SERVICE RESERVE SUBACCOUNT AND PAYING COSTS OF ISSUANCE, ALL PURSUANT TO SECTION 304(g) OF RESOLUTION NO. 06-93 ADOPTED BY THE AGENCY ON NOVEMBER 6, 2006; PROVIDING THAT SAID SERIES 2025 BOND SHALL BE PAYABLE SOLELY FROM PLEDGED FUNDS; PROVIDING CERTAIN DETAILS OF THE SERIES 2025 BOND; DELEGATING OTHER DETAILS AND MATTERS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2025 BOND TO THE CHAIR, WITHIN THE LIMITATIONS AND RESTRICTIONS STATED HEREIN; AUTHORIZING THE NEGOTIATED SALE AND AWARD BY THE CHAIR OF THE SERIES 2025 BOND TO WEBSTER BANK, N.A., AS DESCRIBED HEREIN; AUTHORIZING THE EXECUTION OF A TERM SHEET; APPOINTING A PAYING AGENT AND REGISTRAR FOR THE SERIES 2025 BOND; PROVIDING FOR THE APPLICATION OF THE PROCEEDS OF THE SERIES 2025 BOND AND CREATING CERTAIN SUBACCOUNTS; PROVIDING CERTAIN COVENANTS FOR THE BENEFIT OF WEBSTER BANK, N.A.; AUTHORIZING OFFICERS AND EMPLOYEES OF THE AGENCY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2025 BOND; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO. 25-47: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE REPURCHASE OF THE GROUND LEASE FOR THE PROPERTY AT 185 BANYAN BOULEVARD & 255 N. FLAGLER DRIVE FROM NAVARRO LOWERY WATERFRONT, LLC, AND NAVARRO LOWERY, INC., FOR THE SUM OF \$25,500,000; PROVIDING AN EFFECTIVE DATE AND FOR OTHER

PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-44 and Resolution No. 25-47.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) currently owns two (2) key properties:

- 255 N. Flagler Drive
- 185 Banyan Boulevard

Collectively known as the Helen Wilkes Site, these parcels were acquired by the CRA in 2009 for \$6 million.

In 2015, the CRA partnered with the City of West Palm Beach to redevelop the Helen Wilkes Site alongside the former City Hall property at 201 Banyan Boulevard. Following a competitive selection process, Navarro Lowery was chosen to lead the redevelopment effort, which centered on constructing a premier waterfront hotel offering views of the Intracoastal Waterway and a dynamic mix of uses.

- The former City Hall site was sold outright.
- The Helen Wilkes Site was leased to Navarro Lowery for redevelopment, focusing on public open space and commercial activation north of Banyan Boulevard.

By 2019, the redevelopment was completed. Navarro Lowery finalized the project by subleasing the commercial structure at 185 Banyan Boulevard to three (3) prominent tenants:

- Big Time Restaurant Group (Elizabetta's)
- University of Miami Health
- Bar Capri

Additionally, The Ben Hotel, located across the street, utilizes the open space area for seasonal events, such as the holiday skating rink.

Following the successful execution of the project, Navarro Lowery submitted a first right of offer to the CRA to purchase the lease associated with the tenants on CRA-owned land. After thorough evaluation and negotiations, the CRA agreed to a purchase price of \$25.5 million for the lease.

By acquiring the lease, the CRA gains:

1. **Revenue Participation**

Direct access to income generated from existing leases.

2. **Operational Control**

Authority over future use, programming, and tenant mix.

3. **Waterfront Activation**

Ability to leverage the site for sustainable, long-term public engagement.

FINANCING STRUCTURE

To fund the acquisition, the CRA proposes issuing a Tax Increment Revenue Bond through Webster Bank N.A.:

- Loan Amount: \$25,500,000
- Term: 15 years
- Fixed Interest Rate: 5.56%
- Total Interest Payments: \$12,963,214

The bond will be repaid in part through lease-generated revenue, with the CRA covering the remaining debt service. As lease revenues grow, the CRA's financial obligation will decrease annually.

Resolution No. 25-44 authorizes the negotiated sale of Series 2025 bonds in an amount not to exceed \$29 million for the buyout of the lease of the properties at 185 Banyan Boulevard and 255 N. Flagler Drive from Navarro Lowery LLC.

Resolution No. 25-47 approves the Lease Purchase and Sale Agreement with Navarro Lowrey Waterfront, LLC.

City Commission Agenda Companion Item: Resolution No. 236-25.

Project Location: Downtown City Center CRA District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The purchase of the lease includes \$1,762,006 that will cover expenses and some debt service.

- 7.2. Resolution No. 25-46 approving the conveyance of property located at 204 and 206 N. Sapodilla Avenue to the City for the purposes of redevelopment.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-46: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF A PORTION OF THE PROPERTIES KNOWN AS 204 AND 206 N. SAPODILLA AVENUE TO THE CITY OF WEST PALM BEACH FOR REDEVELOPMENT PURPOSES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-46.

Background Information:

In 1994, the West Palm Beach Community Redevelopment Agency (CRA) acquired the parcels at 204 and 206 North Sapodilla Avenue. These long, narrow parcels were formerly part of a railroad spur and are currently undevelopable on their own.

The City of West Palm Beach owns the adjacent parcel at 202 North Sapodilla Avenue. The CRA proposes to combine the portions of its parcels located within the same block as the City's parcel to create a unified site for redevelopment. This consolidation would enhance the viability and attractiveness of the block for future development proposals.

PROPOSAL

- Transfer CRA-owned parcels (204 and 206 N. Sapodilla Avenue) to the City for consolidation with the City-owned parcel at 202 N. Sapodilla Avenue.
- Establish single ownership under the City to streamline redevelopment efforts and simplify the surplusing process.
- Enable the City to pursue redevelopment consistent with CRA goals and planning objectives.

CONTINGENCY

- If the City determines that the parcels will be used for purposes other than redevelopment, the CRA will reassess the conveyance and determine appropriate next steps.

The companion item on the West Palm Beach City Commission agenda

is Resolution No. 255-25.

Location: Downtown City Center CRA District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

8. ADJOURNMENT

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