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

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

City of West Palm Beach
Community Redevelopment Agency
Pass/ Fail Agenda
Monday, January 6, 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- 3:30 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. PRESENTATION- **PRESENTED**

- 6.1. Recap presentation of the Winter in Paradise Event.

Originating Department:

Community Redevelopment Agency

Background Information:

CRA staff will present a recap on the Winter in Paradise event in the Historic Northwest District that took place on Friday, December 6, 2024. The presentation will include information on the goals, marketing and promotional efforts, event turnout, and community response/feedback.

Commission District 3: Commissioner Christy Fox.

7. 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.

- 7.1. Minutes of the Community Redevelopment Agency Meeting of December 9, 2024.

Originating Department:

Mayor's Office

8. RESOLUTIONS- **ALL ITEMS WERE APPROVED.**

- 8.1. Resolution No. 24-65 authorizing the conveyance of the property at 610 Douglass Avenue to Neighborhood Renaissance, Inc. for the construction/rehabilitation of six (6) historic-frame vernacular houses for affordable housing.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-65: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF THE PROPERTY AT 610 DOULGASS AVENUE TO NEIGHBORHOOD RENAISSANCE, INC., FOR THE REHABILITATION OF SIX (6) HISTORIC HOUSES FOR AFFORDABLE HOUSING; APPROVING A CONVEYANCE AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-65.

Background Information:

The Community Redevelopment Agency (CRA) acquired 610 Douglass Avenue in January 2023. The property consists of six (6) frame vernacular structures designated as historic buildings. On May 11, 2024, the West Palm Beach CRA issued a notice of intent to dispose of this property for historic rehabilitation and to sell it as affordable housing. All proposals were due by 5:00 PM on April 11, 2024.

Two (2) groups submitted proposals. Based on the submittals received, Neighborhood Renaissance was selected by the Board on July 9, 2024. The rehabilitation of the 610 Douglass Avenue property for affordable housing aligns with the goals of the Strategic Finance Plan for the Downtown/City Center CRA.

NEIGHBORHOOD RENAISSANCE

- Rehabilitate and convert each unit to fee simple Single-Family homes (1 or 2 Bedrooms).
- Owner Occupant: Owner with 80% AML.
- Sale Price: \$150,000 to \$160,000.
- CRA to donate land and provide a development subsidy in the amount of \$467,000.

CRA is recommending that the CRA Board approve the Conveyance Agreement.

CRA District: Downtown / City Center District.

The property is located within Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The funds are currently identified in the FY2024 budget for the

rehabilitation of the 610 Douglass Avenue property.

- 8.2. Resolution No. 25-1 authorizing the sale and purchase of real property located at 925 7th Street, from Venita H. Roberts, for a purchase price of \$200,000.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-1: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE AND PURCHASE OF REAL PROPERTY LOCATED AT 925 7TH STREET, WEST PALM BEACH, FLORIDA ("PROPERTY") FROM VENITA H. ROBERTS, OWNER, FOR A PURCHASE PRICE OF \$200,000; APPROVING THE AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY WITH VENITA H. ROBERTS; AUTHORIZING THE MEMORIALIZING OF THE TERMS AND CONDITIONS OF THE SALE AND ANY REQUIRED SECURITY DOCUMENTS IN FORM AND SUBSTANCE TO BE APPROVED BY THE CRA ATTORNEY'S OFFICE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-1.

Background Information:

Under the authority of the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes, as amended, the City of West Palm Beach established a Community Redevelopment Agency (CRA) and a comprehensive community redevelopment plan. The CRA was created with the primary goal of addressing and revitalizing blighted areas within the City, ensuring sustainable growth and improvement.

By focusing on redevelopment, the CRA aims to enhance the quality of life for residents and attract new investments to the community.

In October 2024, the CRA began discussions with the property owner, who expressed interest in selling the property. This property is contiguous with CRA-owned land at 800 N. Tamarind Avenue, which is slated for development as part of the Rose Trolley project. The acquisition of this property will contribute to the revitalization and redevelopment of the surrounding area. This acquisition is a strategic step towards future redevelopment, helping to stimulate growth and enhance the neighborhood's overall development potential.

CRA District: 925 7th Street is located in the Downtown/City Center CRA District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Property acquisition.

- 8.3. Resolution No. 25-3 approving a funding contribution for the Currie Park Redevelopment Project of Ten Million Dollars (\$10M) to be paid over five (5) years and authorizing execution of a Contribution Agreement between the Community Redevelopment Agency (CRA) and the City; and

Resolution No. 25-2(F) approving the appropriation or transfer of CRA funds in Fiscal year 2024/2025 for the purpose of amending the Northwood/Pleasant City CRA fund budget to provide additional appropriations for the Currie Park Redevelopment project.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-3: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A FUNDING CONTRIBUTION OF TEN MILLION DOLLARS (\$10M) TOWARD THE CURRIE PARK REDEVELOPMENT PROJECT OVER A FIVE (5) YEAR PERIOD; AUTHORIZING THE EXECUTION OF A CONTRIBUTION AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF WEST PALM BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 25-2(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2024/2025 FOR THE PURPOSE OF AMENDING THE NORTHWOOD/PLEASANT CITY CRA FUND BUDGET TO PROVIDE ADDITIONAL APPROPRIATIONS FOR THE CURRIE PARK REDEVELOPMENT PROJECT PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-3 and Resolution No. 25-2(F).

Background Information:

The City of West Palm Beach and the West Palm Beach Community Redevelopment Agency (CRA) are working collaboratively to refurbish and enhance Currie Park.

Amendment No. 20 to the CRA's Strategic Finance Plans for the Northwood/Pleasant City CRA District identifies the Currie Park rehabilitation project as a key strategic project for this District in order to

encourage redevelopment.

Located in the Currie Corridor of the CRA, the 13-acre waterfront park is currently approved and funded for \$27.7 million in renovations. Renovations include enhanced green space, tennis and pickleball courts, fitness/walking trails, a one-acre playground area, a kayak/paddle board launch area, a resiliency hub, and a cafe opportunity.

On June 25, 2024, the City advertised the Invitation to Bid (ITB) for the Currie Park Redevelopment Project (Park Project). The ITB was advertised for over eighteen (18) weeks closing on November 1, 2024. At the time of closing, three (3) companies responded to the ITB. Upon review of the bids by City staff and Chen Moore Associates (CMA), it was determined that West Construction was the lowest and most responsive bid totaling approximately \$35,500,000; which was \$7,800,000 over the City's budget for the Park Project. In addition, City staff and CMA also advised that due to the potential of unforeseen conditions and the nature of construction projects in the region exceeding budget from inflationary price pressures, that an additional \$2,200,000 should be allocated to the Park Project bringing the funding need to a total of \$10,000,000.

Because the Currie Park Renovation Project is a key strategic project for the CRA, the CRA desires to assist with funding the Project. The West Palm Beach CRA has budgeted \$1,869,114 for the Park Project this fiscal year. Applying these funds to the Park Project reduces the \$10,000,000 funding need to \$8,130,660. The City intends to use dollars that are available in other accounts to cover the \$8,130,660 with an agreement from the CRA to make its contributions toward the Project funding over a time period not to exceed five (5) years. Beginning in fiscal year 2026, the CRA will allocate \$1,510,295 annually. In addition, under the Currie Mixed Use District regulations, a Developer contribution is anticipated in 2028 totaling \$3,600,000. Once paid, the Developer funds will also be used toward the CRA's contribution toward the Project costs. Lastly, the CRA maintains a "Reserve for Future Projects" amount each fiscal year. At the conclusion of each fiscal year, if the Reserve for Future Projects has any funding remaining, those dollars will be allocated to the CRA's contribution in addition to the \$1,510,295.

The CRA's funding contribution toward the Project is expected to be fully paid before the end of the 2028 fiscal year.

Under this funding scenario, the Currie Park Project is fully funded and the construction contract can be issued.

Resolution No. 25-3 approves the Contribution Agreement between the West Palm Beach CRA and the City of West Palm Beach related to the CRA's contribution to the Project funding.

Resolution No. 25-2(F) approves the transfer of the initial \$1,869,114 contribution from the CRA to the Currie Park project.

The City Commission companion item approving the Contribution Agreement and the construction contract is Resolution No. 17-25.

Currie Park is in the Northwood Village / Pleasant City CRA District.

This project is in City Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

Funding will conclude once the \$8,130,600 has been replenished by the CRA or CMUD dollars allocated by development per the City's zoning regulations.

9. ADJOURNMENT - 4:30 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