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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
Pass/ Fail Agenda
Monday, May 12, 2025
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

6. CONSENT CALENDAR- **ALL ITEMS WERE APPROVED.**

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

- 6.1. Minutes of the Community Redevelopment Agency Meeting of April 14, 2025.

Originating Department:

Mayor's Office

- 6.2. Resolution No. 25-25 approving the reappointment of Robin Galanti to the Community Redevelopment Agency Advisory Board for the Northwood / Pleasant City CRA.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

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

Background Information:

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

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

2. Two (2) at-large members from the Northwood/Pleasant City District: Currently 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 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.

Robin Galanti was appointed to the CRAAB in June 2022. This will be her second term under CRAAB Resolution No. 20-70, which allows for a maximum of three (3) consecutive terms. Ms. Galanti will continue to serve in the capacity of representing the member who is a general contractor or who has private sector development related experience. Ms. Galanti's reappointment was reviewed and recommended by the Nominating Committee.

CRA District: Northwood / Pleasant City / Broadway.

Commission District 1: Commissioner Cathleen Ward.

7. RESOLUTIONS- ALL ITEMS WERE APPROVED.

- 7.1. Resolution No. 25-17 authorizing the commencement of negotiations with TJ Spot LLC for the terms of a short term lease at 901 N. Tamarind Avenue in West Palm Beach, Florida.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-17: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING NEGOTIATION OF A SHORT-TERM LEASE OF 901 N. TAMARIND AVENUE WITH T J SPOT, LLC FOR USE AS A SKATING RINK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-17.

Background Information:

The Community Redevelopment Agency (CRA) obtained the property located at 901 N. Tamarind Avenue in October 2022 to improve a heavily blighted area.

The CRA received interest from TJ Spot, a family-owned business established in 2022, for the installation of a pop-up roller skating rink on the property, promising an unforgettable and unique experience for the neighborhood.

CRA staff recommended to the Board on February 3, 2025, that the disposition of the property be advertised in order to entertain competing proposals.

The Notice of Intent to Dispose was published on February 9, 2025.

Proposals were due on March 11, 2025.

The CRA received one (1) proposal from:

- TJ Spot Skating Rink d/b/a TJ Spot LLC.

The CRA reviewed their proposal for the installation and operation of a pop-up roller skating rink, which establishes a promising, unforgettable, and innovative experience, aiming to provide a safe, fun, and healthy recreational outlet for the community. This includes: (1) a constructive outlet for youth; (2) fostering social interaction, physical fitness, and positive engagement; and (3) providing entertainment, promoting health,

wellness, and community cohesion.

It is CRA's recommendation to the Board to proceed with the commencement of negotiations with T J Spot LLC for the terms of the short-term lease.

Resolution No. 25-17 authorizes the commencement of negotiations for 901 N. Tamarind Avenue.

CRA District: Downtown / City Center CRA District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact at this time.

- 7.2. Resolution No. 25-24 approving a second amendment to agreement for conveyance of real estate for the property location at 520 Northwood Road.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-24: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A SECOND AMENDMENT TO AGREEMENT FOR CONVEYANCE OF REAL ESTATE FOR THE PROPERTY LOCATED AT 520 NORTHWOOD ROAD, WEST PALM BEACH, FLORIDA BY AND BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND SKUNKWORKS LLC; APPROVING THE CONSTRUCTION COMPLETION DATE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-24.

Background Information:

Via original Resolution No. 20-56, the West Palm Beach Community Redevelopment Agency (CRA) conveyed real property located at 520 Northwood Road to Skunkworks, LLC for a brewery renovation.

Stephen Karlson, the owner of the original Skunkworks location in Northwood Village, entered into a conveyance of real property agreement with the West Palm Beach CRA for the address at 520 Northwood Road. The contract was effective on February 9, 2021. This renovation would allow Skunkworks to expand the brewery by adding a tap room on the south side of Northwood Road.

Due to multiple delays, an amendment allowing for an extension to the original agreement was approved in May 2024. The amendment stated the deadline for permitting was to be submitted by June 3, 2024. This deadline was met by Karlson. Structural and roof work would have been completed within six (6) weeks after permits were approved. Mechanical, electrical, and plumbing work would take four (4) months. The remaining two (2) months were reserved for inspections, licenses, and Certificate of Occupancy issuance.

A building permit was only issued as of March 7, 2025, and therefore the construction deadlines were not achieved. Karlson has requested a second extension, allowing for the completion of the buildout. The CRA agreed to bring Karlson's request forward under the conditions that it is the last extension allowed and that all work be completed no later than December 1, 2025.

Commission District 1: Commissioner Cathleen Ward.

Northwood/Pleasant City District.

8. ADJOURNMENT- 4:57 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