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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**  
**DRAFT Agenda**  
**Monday, March 2, 2026**  
**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

## 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 February 2, 2026, Community Redevelopment Agency Meeting.

**Originating Department:**

Mayor's Office

### 7. RESOLUTIONS

- 7.1. Resolution No. 26-1 authorizing the approval of the NORA Security Support Grant incentive in the amount of \$280,000.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 26-1: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A SECURITY SUPPORT GRANT IN THE AMOUNT OF \$280,000 TO NORA HOLDINGS FL, LLC, TO BE USED TO SUPPORT PUBLIC SAFETY AND SECURITY MEASURES IN THE NORA DISTRICT; APPROVING THE SECURITY SUPPORT GRANT AGREEMENT; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 26-1.

## **Background Information:**

### PROJECT SUMMARY

North Railroad Avenue (NORA) is an emerging mixed-use district launched by the Community Redevelopment Agency (CRA) in 2021 to transform a former industrial corridor into a vibrant destination for dining, retail, and community gathering. In partnership with NDT Development and Place Projects, the CRA is guiding NORA's evolution into a walkable, pedestrian-friendly district designed to foster active street life and celebrate local culture.

The district spans Quadrille Boulevard to Palm Beach Lakes Boulevard, between the FEC Right-of-Way and Dixie Highway, and is currently experiencing significant redevelopment. The CRA has invested in critical infrastructure improvements, including undergrounding electrical utilities, upgrading drainage systems, and delivering modern streetscapes. Looking ahead, the CRA will continue collaborating with development partners on the next phase, which focuses on affordable housing, business attraction, and maintaining a safe, secure, and welcoming environment for the community.

### NORA REQUEST SUMMARY

The NORA District respectfully requests CRA funding support in Fiscal Year 2025/2026 to help underwrite the Neighborhood Security & Stabilization Initiative. This initiative, stated by NORA, is a cornerstone of NORA's strategy to catalyze economic prosperity, enhance public safety, and build community confidence as redevelopment accelerates.

### CRA STRATEGIC FINANCE PLAN & GRANT PROGRAM

The CRA NORA District Security Enhancement Grant Program is a strategic investment designed to improve public safety and support long-term neighborhood stabilization within the NORA redevelopment area. This approach leverages redevelopment as a tool to reduce crime and blight in targeted areas. Guided by the CRA's Strategic Plan, Goal 3—Enhance Public Safety through Strategic Redevelopment & Policing Partnerships, the program integrates targeted security measures with redevelopment strategies to foster a vibrant, walkable community.

## GRANT TERMS

### Eligible Uses of Grant Funds:

- Contracted professional security services or off-duty police services
- Crime Prevention Through Environmental Design (CPTED) initiatives, including enhanced lighting, surveillance infrastructure, and access control systems

### Grant Funding & Disbursement Schedule:

- May 2026: \$120,000 (50% off-duty police, 50% private security)
- August 2026: \$120,000 (50% off-duty police, 50% private security)
- September 2026: \$40,000 (50% off-duty police, 50% private security)

### Grant Tracking & Deliverables:

- Private Security:
  - Post Orders & Patrol Route Maps (initial + updates)
  - Weekly summaries (hotspots, trends, recommendations)
  - Monthly roll-up (patrol hours, merchant contacts, incidents)
  - Biannual performance report data
- Off-Duty Police:
  - Deployment schedules & beat focus plans
  - Enforcement activity summaries
  - Biannual performance report data

## PROGRAM LOCATION

- CRA DISTRICT: Downtown City Center
- SUBDISTRICT: Brelsford/ Providencia Park
- DISTRICT: Commission District 3: Commissioner Christy Fox

- 7.2. Resolution No. 26-7 authorizing the approval of the Community Safety Closed-Circuit Television (CCTV) grant program.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 26-7: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CREATION OF THE COMMUNITY SAFETY CCTV GRANT PROGRAM WITHIN THE CRA TARGET AREAS OF THE HISTORIC NORTHWEST, PLEASANT CITY, NORTHWOOD VILLAGE, AND THE BROADWAY CORRIDOR; APPROVING THE USE OF \$120,000 IN CRA FUNDS FOR THE PROGRAM; AUTHORIZING THE CHAIR TO EXECUTE GRANT AGREEMENTS; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 26-7.

**Background Information:**

PROJECT SUMMARY

The West Palm Beach Community Redevelopment Agency ("CRA") established the Community Safety Closed-Circuit Television (CCTV) Grant Program pursuant to Florida Statutes, Chapter 163, Part III, and the West Palm Beach CRA Community Redevelopment Plan and Strategic Finance Plans, to address crime, blight, and disinvestment within designated CRA districts.

Surveillance technology serves as both a deterrent and an investigative tool, providing critical evidence to support the West Palm Beach Police Department's ("WPBPD") intelligence efforts and Vice Unit operations.

This program supports innovative policing strategies, enhances community-based public safety infrastructure, and serves as a force multiplier for the WPBPD by expanding access to real-time and recorded surveillance through integration with the WPBPD Real-Time Crime Center.

The Community Safety CCTV Grant Program advances the following objectives:

- Neighborhood Stabilization: Enhance perceptions of safety and community pride.

- Crime Deterrence & Reduction: Reduce criminal activity through visible surveillance and investigative support.
- Blight Mitigation: Address crime-related blight impacting neighborhood vitality.
- Economic Development: Encourage residential stability, commercial growth, and reinvestment.
- Community–Police Partnership: Strengthen trust and collaboration with law enforcement.
- Innovative Policing Support: Expand real-time crime analysis and evidence-based policing through integrated surveillance technology.

This CRA Community Safety CCTV Grant program is intended to encourage property owners to install cameras connected to the WPBPD system. The grant will provide up to four (4) professionally installed CCTV cameras, including mounting hardware and standard installation, per eligible property or business, at no cost to the applicant, subject to a maximum grant award of \$3,000 per property, under the terms and conditions of this application package and the grant agreement.

### CRA STRATEGIC FINANCE PLAN AND GRANT PROGRAM

#### *Target Area: Historic NW*

Goal 9: Improve neighborhood Image through effective community policing innovations

Strategy 2: Implement Key Innovating policing initiatives: Expansion of community-based CCTV surveillance.

#### *Target Area: Northwood Village*

Goal 5: Assist with Public Safety

Strategy 2: Implement Key Innovating policing initiatives: Expansion of CCTV as a force multiplier.

#### *Target Area: Pleasant City*

Goal 6: Assist with Public Safety

Strategy 1: Implement Key Innovating policing initiatives: Targeted use of CRA Grants to enhance safety.

#### *Target Area: Broadway Corridor*

Goal 6: Assist with Public Safety

Strategy 2: Implement Key Innovating policing initiatives: Expansion of CCTV surveillance.

The CRA Community Safety CCTV Grant integrates targeted security measures with redevelopment strategies to reduce crime, combat blight, and foster a vibrant, walkable community.

### GRANT TERMS & CONDITIONS

#### *Eligible Locations:*

The program is available to residents and merchants located within the following CRA districts:

- Historic Northwest
- Pleasant City
- Northwood Village
- Broadway Corridor

#### *Eligibility Requirements:*

Applicants must meet all of the following criteria:

Applicant: The Applicant must be a property owner or authorized business tenant located within an eligible CRA location.

Property: The property where the CCTV system will be installed:

- Must be occupied and actively used; Vacant or abandoned properties are ineligible.
- Property is in a high-crime area or location with demonstrated public safety needs.
- Use of the property must be in compliance with applicable zoning, code enforcement, and licensing requirements.

#### Equipment:

- All CCTV systems funded with this Grant must be fully compatible with WPBPD Real-Time Crime Center Technology. The CCTV system must maintain continuous connectivity with WPBPD.
- Maximum equipment: Four (4) CCTV cameras.

- Camera placement must focus on:
  - Building entry and exit points
  - Public-facing areas
  - High-traffic or high-risk zones
- CRA must approve the contractor hired to perform the equipment installation.
- All CCTV equipment funded by this grant shall remain the property of the CRA for two (2) years from the installation date.

Eligible Use of Grant Funds:

Reimbursement for the purchase and installation of up to four (4) professionally installed Closed-Circuit Television (CCTV) cameras, including mounting hardware and standard installation. In addition, the Grant may fund security lighting improvements where existing CCTV systems are present, and lighting enhancements improve surveillance effectiveness.

OTHER REQUIREMENTS AND TERMS

1. Access to CCTV Footage
  - The West Palm Beach Police Department (WPBPD) must be provided access to all recorded CCTV footage.
2. Bi-Annual Inspections  
Conducted by the CRA Security Manager or designee to verify:
  - Equipment functionality
  - Continuous connectivity to the WPBPD Real-Time Crime Center
  - Program compliance
  - Participation in community or merchant safety surveys as requested
3. Responsibilities of Grantee
  - Video storage, maintenance, repairs, and data backup are the sole responsibility of the grantee.
  - All CCTV equipment funded by the grant must remain free of liens and encumbrances.
4. Liability Disclaimer
  - The CRA and the City of West Palm Beach will not be responsible for any claims or damages resulting from the installation, operation, misuse, or malfunction of CCTV equipment.

5. Grant Agreement

- A formal Grant Agreement must be approved and signed by the Applicant/Property Owner and the CRA.

6. Penalties for Non-Compliance

The CRA may require repayment of the grant amount for failure to comply with any terms and conditions, including but not limited to:

- Failure to maintain equipment in working order
- Failure to keep equipment connected to the WPBPD system

PROGRAM APPLIES TO CRA DISTRICTS

- Northwood / Pleasant City / Broadway District
- Downtown City Center District

Total Budget for CRA Downtown City Center (105): \$60,000

Total Budget for CRA Northwood/Pleasant City (107): \$60,000

Resolution No. 26-7 authorizes the Community Safety CCTV Grant Program, approves the use of CRA funds for the Program, and authorizes the Chair to execute grant agreements under the Program.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

**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.