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

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

City of West Palm Beach
Community Redevelopment Agency
DRAFT Agenda
Monday, April 13, 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 March 2, 2026, Community Redevelopment Agency Meeting.

Originating Department:

Mayor's Office

7. RESOLUTIONS

- 7.1. Resolution No. 26-8 authorizing an Amendment to the Real Estate Development Incentive Agreement with NORA Holdings LLC regarding streetscape improvements for North Railroad Avenue between 10th and 11th Street.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 26-8: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A SECOND AMENDMENT TO THE REAL ESTATE DEVELOPMENT INCENTIVE AGREEMENT FOR THE CONSTRUCTION OF INFRASTRUCTURE AND STREETScape IMPROVEMENTS ALONG NORTH RAILROAD AVENUE TO REVISE THE DISBURSEMENT SCHEDULE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 26-8.

Background Information:

The CRA Board adopted Resolution No. 23-12, which approved an Amended and Restated Real Estate Development Incentive Agreement with NORA Holdings LLC, under the Real Estate Development Accelerator Program (REDA), to provide an incentive for the master planning and redevelopment of multiple properties within the design and construction of certain infrastructure improvements necessary for the redevelopment of the NORA district within the Downtown/City Center CRA district. The Amended and Restated Real Estate Development Incentive Agreement, dated May 10, 2023, approved a \$20,831,235 REDA incentive and provided a disbursement schedule through the 2026/2027 fiscal year.

NORA Holdings LLC has completed, ahead of schedule, infrastructure and streetscape improvements on properties that are surrounding North Railroad Avenue. As a result, NORA Holdings LLC received accelerated payments in accordance with Contract 26997.002. The CRA has paid for the following installments:

- a. \$3,500,000: NORA has completed 35% of the infrastructure improvements.
- b. \$2,500,000: NORA has completed 50% of the infrastructure improvements. The remaining \$2.5 million will be disbursed when the North Railroad Avenue improvements are completed. The remaining \$2.5 million will be a carry-forward account into fiscal year 2024/2025.

The remaining three (3) items in the total REDA will be met earlier than expected:

- c. \$5,000,000: Paid upon completing 100,000 square feet of commercial space with the Developer Property. Paid and budgeted for 2024/2025.
- d. \$5,000,000: Paid upon commencement of vertical construction of the planned hotel. Originally paid CRA Fiscal Year 2025/2026, now 2024/2025.
- e. \$2,331,235: Paid upon commencement of vertical construction of the multi-family housing, estimated to be paid in CRA Fiscal Year 2026/2027. *Note: This item has not been disbursed as of date, but is expected to be disbursed before the end of the fiscal year.*

NORA Holdings LLC is requesting additional REDA Funding to complete a 50-foot portion of right-of-way between 10th and 11th along Railroad Avenue in the amount of \$5,329,412 to be paid upon substantial completion of the planned hotel in the Agency's Fiscal Year 2026/2027.

Funding in the amount of \$5,329,412 will be budgeted and allocated in Fiscal Year 2026/2027 which commences on October 1, 2026.

The Agency will budget this amount as part of the Nora Grant in Cost Center 012435 for Fiscal Year 2026/2027. Funds will be disbursed after October 1, 2026, and upon substantial completion of all hotel improvements.

CRA District: Downtown/City Center District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Funds to be budgeted as part of the Nora Grant budget line in Fiscal Year 2026/2027.

- 7.2. Resolution No. 26-10 approving a revocable license agreement between the West Palm Beach Community Redevelopment Agency and City Place North I, LLC to create a temporary public parking amenity.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 26-10: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY GRANTING TO CITYPLACE NORTH I, L.L.C., A REVOCABLE LICENSE TO USE PUBLIC PROPERTY FOR USE OF THE PROPERTY AT 620 AND 644 EVERNIA STREET, WEST PALM BEACH, AS PART OF A TEMPORARY PARKING LOT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approval Resolution No. 26-10.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) has worked over the past several years to strengthen the connection between the redevelopment areas of CityPlace and Clematis Street. Key corridors between these two districts include Evernia Street and Datura Street, both of which now have active development proposals underway.

Evernia Street is entering an important phase that includes preparations for future redevelopment, such as the relocation of Publix, the relocation of historic structures, and temporary uses that will help facilitate long-term development. As part of this process, City Place North I, LLC has proposed establishing a temporary public parking amenity on the 600 block of Evernia Street while planning for a larger redevelopment project continues. This proposed approach aligns with the CRA's Strategic

Finance Plan by improving pedestrian connectivity, supporting private development, and advancing multimodal mobility strategies.

The proposed temporary parking lot will extend from Sapodilla Avenue to Rosemary Avenue along the south side of Evernia Street and will utilize two (2) CRA-owned parcels at 620 and 644 Evernia Street. The lot will provide approximately 163 total spaces—157 standard spaces and 6 ADA-compliant spaces—and will include all required landscaping under the City’s zoning code. This amenity will serve as a centrally located parking resource between CityPlace and Clematis Street. Parking will be reserved for workers during weekday business hours (7:00 a.m. to 5:00 p.m.) and will be open to the public after 5:00 p.m. on weekdays and all day on Saturdays and Sundays.

The license agreement will remain in effect until a formal development proposal for the site is submitted, or until either the CRA or City Place North I elects to terminate the license for other purposes. City Place North I will fund all improvements associated with the temporary parking lot; therefore, no CRA funding is being requested. The license agreement is strictly for temporary use, and the CRA retains full ownership and rights to both parcels.

CRA staff recommends approval of the license agreement. The proposal advances the following Strategic Finance Plan goals for the Downtown Core Target Area:

- Goal 4: Enhance the public realm to provide a comfortable pedestrian environment.
Strategy 5: Improve the connection between CityPlace, Clematis Street, and the Northwest Neighborhood (the Downtown “T”).
- Goal 5: Support private development.
Strategy 1: Support implementation of the Downtown Master Plan Housing Incentive Program.
- Goal 6: Advance multimodal mobility strategies.
Strategy 3: Support implementation of transportation alternatives.

Resolution No. 26-10 grants the license and authorizes execution of the license agreement.

CRA District: 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.