

WEST PALM BEACH

EST. 1894

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West Palm Beach, Florida 33401
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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, August 3, 2026
3:00 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 the 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. PRESENTATIONS

- 6.1. Presentation of the West Palm Beach Community Redevelopment Agency 2026/2027 fiscal year draft budget for the Northwood-Pleasant City-Broadway District and Downtown City Center District

Originating Department:

Community Redevelopment Agency

Background Information:

Each year, CRA staff presents the proposed annual operating and capital budgets for the Downtown City Center District and the Northwood–Pleasant City District to the West Palm Beach Community Redevelopment Agency Board of Commissioners for review and direction. The proposed budgets represent the culmination of the annual budget development process and are guided by the priorities established in the CRA's Strategic Finance Plan while ensuring that all proposed expenditures are eligible under Chapter 163, Florida Statutes.

The recommended budgets are developed using three primary inputs: (1) existing CRA projects, programs, and strategic initiatives currently underway; (2) funding requests from City departments and partner agencies that support the CRA's redevelopment objectives; and (3) feedback and priorities identified through community engagement efforts conducted throughout the previous 12 months.

This budget workshop provides the Board with an opportunity to review the proposed budgets, discuss funding priorities, and provide direction or modifications before final adoption. The final FY 2026–2027 budgets will be presented for approval at the CRA Board Meeting scheduled for **Monday, September 14, 2026.**

7. 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.

- 7.1. Minutes of the July 6, 2026, Community Redevelopment Agency Meeting.

Originating Department:

Mayor's Office

- 7.2. Resolution No. 26-18 authorizing the conveyance of the real property located at 639 4th Street to Habitat for Humanity for the purposes of affordable housing.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 26-18: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 639 4th STREET TO HABITAT FOR HUMANITY OF PALM BEACH COUNTY INC.; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO CARRYOUT THE CONVEYANCE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) purchased the property located at 639 4th Street in July of 2008. The property is 0.16 acres in size or 6,970 square feet.

On April 20, 2025, the CRA issued a notice of disposal to dispose of this property for development as affordable housing. The notice was published in the Palm Beach Post. All proposals were due by 5:00 p.m. on May 20, 2025.

Proposals were received from: Habitat for Humanity, Action Construction Group, Elite Design and Construction, and Atlantic Construction Engineers. All proposals anticipated the conveyance of the property at no cost to the Developer.

On August 4, 2025, by approving Resolution No. 25-29, the Board authorized CRA staff to commence negotiations with Habitat for Humanity for this project, due to price point, speed of construction, housing options, and their demonstrated experience in the realm.

Now, the CRA is ready to convey the parcel to Habitat, based on their finalized proposal. The design will fit the dimensions of the lot, the household size of the selected buyer, and ensure compliance with the look and feel of the neighborhood. Habitat's proven home models include:

- The Satchel – 2 bedrooms, 1 bathroom, 889 square feet
- The Ella – 3 bedrooms, 2 bathrooms, 1,245 square feet
- The Gibson – 3 bedrooms, 2 bathrooms, 1,245 square feet
- The Basie – 4 bedrooms, 2.5 bathrooms, 1,917 square feet

The conveyance will be conditioned upon the timeline established in the Conveyance Agreement which requires completion within 30 months. Additionally, the home must be sold as an affordable unit to a qualified buyer, and the home must remain affordable for thirty (30) years.

Resolution No. 26-18 authorizes the conveyance to Habitat and approves the Conveyance Agreement.

CRA District: Historic Northwest

Commission District 3: Commissioner Christy Fox

Fiscal Note:

No fiscal impact.

- 7.3. Resolution No. 26-19 authorizing the conveyance of the real property located at 631 6th Street to Habitat for Humanity for the purposes of affordable housing.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION No. 26-19: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 631 6th STREET TO HABITAT FOR HUMANITY OF PALM BEACH COUNTY INC.; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO CARRYOUT THE CONVEYANCE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) purchased the property located at 631 6th Street in August of 2009. The property is 0.16 acres in size or 6,970square feet.

On April 20, 2025, the CRA issued a notice of disposal to dispose of this property for development as affordable housing. The notice was published in the Palm Beach Post. All proposals were due by 5:00 p.m. on May 20, 2025.

Proposals were received from: Habitat for Humanity, Action Construction Group, Elite Design and Construction, and Atlantic Construction Engineers. All proposals anticipated the conveyance of the property at no cost to the Developer.

On August 4, 2025, by approving Resolution No. 25-29, the Board authorized CRA staff to commence negotiations with Habitat for Humanity for this project, due to price point, speed of construction, housing options, and their demonstrated experience in the realm.

Now, the CRA is ready to convey the parcel to Habitat, based on their finalized proposal. The design will fit the dimensions of the lot, the household size of the selected buyer, and ensure compliance with the look and feel of the neighborhood. Habitat's proven home models include:

- The Satchel – 2 bedrooms, 1 bathroom, 889 square feet
- The Ella – 3 bedrooms, 2 bathrooms, 1,245 square feet
- The Gibson – 3 bedrooms, 2 bathrooms, 1,245 square feet
- The Basie – 4 bedrooms, 2.5 bathrooms, 1,917 square feet

The conveyance will be conditioned upon the timeline established in the Conveyance Agreement which requires completion within 30 months. Additionally, the home must be sold as an affordable unit to a qualified buyer, and the home must remain affordable for thirty (30) years.

Resolution No. 26-19 authorizes the conveyance to Habitat and approves the Conveyance Agreement.

CRA District: Historic Northwest

Commission District 3: Commissioner Christy Fox

Fiscal Note:

No fiscal impact.

- 7.4. Resolution No. 26-20 authorizing the conveyance of the real property located at 401 Division Avenue to Habitat for Humanity to develop affordable housing.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION No. 26-20: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 401 DIVISION AVENUE TO HABITAT FOR HUMANITY OF PALM BEACH COUNTY INC.; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY TO CARRYOUT THE CONVEYANCE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) purchased the property located at 401 Division Avenue in September of 2010. The property is 0.17 acres in size or 7,405 square feet.

On April 20, 2025, the CRA issued a notice of disposal to dispose of this property for development as affordable housing. The notice was published in the Palm Beach Post. All proposals were due by 5:00 p.m. on May 20, 2025.

Proposals were received from: Habitat for Humanity, Action Construction Group, Elite Design and Construction, and Atlantic Construction Engineers. All proposals anticipated the conveyance of the property at no cost to the Developer.

On August 4, 2025, by approving Resolution No. 25-29, the Board authorized CRA staff to commence negotiations with Habitat for Humanity for this project, due to price point, speed of construction, housing options, and their demonstrated experience in the realm.

Now, the CRA is ready to convey the parcel to Habitat, based on their finalized proposal. The design will fit the dimensions of the lot, the household size of the selected buyer, and ensure compliance with the look and feel of the neighborhood. Habitat's proven home models include:

- The Satchel – 2 bedrooms, 1 bathroom, 889 square feet

- The Ella – 3 bedrooms, 2 bathrooms, 1,245 square feet
- The Gibson – 3 bedrooms, 2 bathrooms, 1,245 square feet
- The Basie – 4 bedrooms, 2.5 bathrooms, 1,917 square feet

The design will fit the dimensions of the lot, the household size of the selected buyer, and ensure compliance with the look and feel of the neighborhood.

The conveyance will be conditioned upon the timeline established in the Conveyance Agreement which requires completion within 30 months. Additionally, the home must be sold as an affordable unit to a qualified buyer, and the home must remain affordable for thirty (30) years.

Resolution No. 26-20 authorizes the conveyance to Habitat and approves the Conveyance Agreement.

CRA District: Historic Northwest

Commission District 3: Commissioner Christy Fox

Fiscal Note:

No fiscal impact.

- 7.5. Resolution No. 26-21 authorizing the CRA to lease the property located at 608 23rd Street, Unit D, West Palm Beach, Florida, 33407, to Carol Samantha Cyprian.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 26-21: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A RESIDENTIAL LEASE AGREEMENT FOR UNIT D AT 610 23RD STREET WITH CAROL SAMANTHA CYPRIAN; ESTABLISHING A MONTHLY RENT AND SECURITY DEPOSIT OF \$1,678.00; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The Community Redevelopment Agency owns 608 and 610 23rd Street, which was previously rented under the CRA's Artists in Residence Program, which expired in 2021. As tenants moved out, the interior of all units of the property were renovated and marketed for lease in 2026.

The applicants for this property were chosen on a first-come-first-qualified basis. Qualified applicants are applicants that submit complete applications, ID and Social Security cards and/or proof of citizenship, and meet the approved income restrictions. They have no felonies and have no previous evictions.

The proposed rental rates are based on the Florida Housing Finance Corporation for Multi-Family Rental Programs scheduled by Palm Beach County, which sets a maximum rental rate that is allowed to be charged.

The CRA decided to use a 60-70% AMI threshold to establish the monthly rental rate of \$1,678 (or \$20,136/annual) for this 2 bedroom unit. The lease is a twelve (12) month term. At 60% AMI, household income limits for a single occupier is \$49,140 per year and \$56,160 per year for two (2) occupiers. At 70% AMI, the income limit for two (2) occupiers is \$65,520.

Carol Samantha Cyprian was one of the initial responders to the advertisement.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

This is a new lease, generating new revenue. Annual rent revenue \$20,136.

- 7.6. Resolution No. 26-22 authorizing the CRA to lease a single-family home located at 630 10th Street, West Palm Beach, Florida, 33401, to Shawntay Huggins.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 26-22: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A RESIDENTIAL LEASE AGREEMENT FOR 630 10th STREET WITH SHAWNTAY D. HUGGINS; ESTABLISHING A MONTHLY RENT AND SECURITY DEPOSIT OF \$1,950.00; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

In December of 2022, via resolution 22-59, the Board authorized a purchase and sale agreement between the CRA, C & C Petro-Investments LLC, and The Riverview Holdings Group, LLC, for the acquisition of 630 10th Street, along with ten (10) other parcels. The purpose of this purchase

was to provide new affordable housing opportunities throughout the Historic Northwest District.

In 2025, the CRA contracted with Glades Roofing LLC to perform a full scale renovation of the property, to include new roof, floors, windows, doors, appliances, and landscaping, etc. The property was then ready to be leased and applications for tenants opened in 2026.

The applicants for this property were chosen on a first-come-first-qualified basis. Qualified applicants are applicants that submit complete applications, ID and Social Security cards and/or proof of citizenship, and meet the approved income restrictions. They have no felonies and have no previous evictions.

The proposed rental rates are based on the Florida Housing Finance Corporation for Multi Family Rental Programs scheduled by Palm Beach County, which sets a maximum rental rate that is allowed to be charged.

The CRA decided to use a 60-70% AMI threshold to establish the monthly rental rate of \$1,950 (or \$23,400/annual) for this 3 bedroom unit. The lease is a twelve (12) month term. At 60% AMI, household income limits for a single occupier is \$49,140 per year and \$56,160 per year for two (2) occupiers. At 70% AMI, the income limit for two (2) occupiers is \$65,520.

This affordable housing opportunity was first made available to all City of West Palm Beach employees. Shawntay Huggins was one of the first applications to be received.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

This is a new lease, generating new revenue. Annual rent revenue \$23,400

8. RESOLUTIONS

- 8.1. Resolution No. 26-23 Approving a first amendment to the Convention Center Hotel- West Palm Beach Agreement between the City of West Palm Beach, the West Palm Beach Community Redevelopment Agency, CityPlace Hotel, LLC., Palm Beach County, and Cityplace South Tower II, LLC.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION No. 26-23 RESOLUTION NO. 26-23: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CRA TO APPROVE A FIRST AMENDMENT TO THE CONVENTION CENTER HOTEL – WEST PALM BEACH AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH, THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, CITYPLACE HOTEL, LLC, PALM BEACH COUNTY AND CITYPLACE SOUTH TOWER II, LLC; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 26-23

Background Information:

County staff has requested City consider amending an Agreement between the City of West Palm Beach, the West Palm Beach Community Redevelopment Agency; CityPlace Hotel, LLC; Palm Beach County and CityPlace South Tower II, LLC on November 30, 2012 (PILOT). Under the PILOT, Palm Beach County, as fee simple owner of the Hotel Land, was entitled to seek an exemption from ad valorem property taxation. To compensate for lost tax revenue, CityPlace Hotel agreed to make annual payment in lieu of taxes to the CRA/City. The payment amount is based generally on hotel net operating income, an established valuation formula, and applicable millage rates.

The agreement separately addressed the land used for the hotel parking garage ("Garage Land"). Unlike the Hotel Land, the Garage Land was privately owned and taxable. The 2012 agreement therefore expressly required the Garage Land to remain on the tax rolls at all times. The hotel's costs associated with using that garage were nevertheless deductible as Hotel Operating Expenses when calculating NOI/PILOT. The parties are now contemplating changes associated with parking and potentially the ownership/tax status of that Garage Land. The proposed First Amendment is intended to provide flexibility for those changes. Importantly, it does not change the Hotel PILOT formula, payment schedule, or hotel valuation methodology.

Now, the proposed amendment makes the following substantive changes:

1. The Garage Land no longer has to remain taxable.
2. The agreement accommodates moving hotel parking somewhere else.
3. Parking expenses remain deductible even after relocation.
4. There is currently no replacement payment for lost Garage Land taxes. The executive summary estimates the parcel currently generates approximately \$38,631 in total ad valorem taxes annually.

Commission District 3: Commissioner Christy Fox

Fiscal Note:

Estimated loss of \$38,631 in the Garage Land PILOT.

9. 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.