



401 Clematis Street
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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, April 14, 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- 4:01 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. PRESENTATION- **PRESENTED.**

- 6.1. March Nights in Northwood Village recap.

Originating Department:

Community Redevelopment Agency

Background Information:

Nights in Northwood Village is a quarterly event that promotes merchants in the area and encourages foot traffic growth.

These events also allow the CRA to have a public platform to inform the public about projects in the area as well as gather information from the public via surveys.

During the presentation, we will review survey results that are looking for a general reach of our marketing, public demographic, and public opinion about Northwood Village. The presentation will also summarize attendance, marketing strategies, merchant participation, and event details.

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 March 3, 2025.

Originating Department:
Mayor's Office

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

- 8.1. Resolution No. 25-13 authorizing publication of a 30-day Notice of Intent to Dispose of Community Redevelopment Agency (CRA) property located at 519 L A Kirksey Street, as required by Section 163.380(3)(a), Florida Statutes, seeking proposals for development of affordable housing on the property.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-13: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE DISPOSITION OF CRA-OWNED PROPERTY LOCATED AT 519 L A KIRKSEY STREET FOR AFFORDABLE HOUSING PURPOSES; AUTHORIZING NOTICE AND INVITING PROPOSALS FOR COMPETITIVE OFFERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:
Approve Resolution No. 25-13.

Background Information:

The development of vacant residential parcels is a strategic goal of the West Palm Beach Community Redevelopment Agency (CRA) in Pleasant City, as set forth in the Strategic Finance Plan for Northwood/Pleasant City, Amendment No. 20.

The CRA purchased the property at 519 L A Kirksey in August 2006 with the goal of providing affordable housing and increasing homeownership in the Pleasant City neighborhood.

The property is a vacant lot of approximately 0.14 acres with adjacent single-family residences and small multi-family residences in the neighborhood. The CRA is seeking proposals to purchase the property to develop this infill lot for affordable housing on the property.

Section 163.380(3)(a), Florida Statutes, requires the publication of a Notice of Disposition, notifying the intent to sell the property and the acceptance of competing proposals.

All proposals will be brought to the Board with a recommendation to proceed with a proposal. This action is consistent with the goals and obligations of CRA's redevelopment plan and strategic finance plan.

Resolution No. 25-13 authorizes the disposition of 519 L A Kirksey for affordable housing and the publication of a notice to accept competing proposals.

CRA District: Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact at this time.

- 8.2. Resolution No. 25-14 authorizing publication of a 30-day Notice of Intent to Dispose of Community Redevelopment Agency (CRA) property located at 401 Division Avenue, as required by Section 163.380(3)(a), Florida Statutes, seeking proposals for affordable housing on the property; and

Resolution No. 25-15 authorizing publication of a 30-day Notice of Intent to Dispose of Community Redevelopment Agency (CRA) property located at 639 4th Street as required by Section 163.380(3)(a), Florida Statutes, seeking proposals for affordable housing on the property; and

Resolution No. 25-16 authorizing publication of a 30-day Notice of Intent to Dispose of Community Redevelopment Agency (CRA) property located at 631 6th Street as required by Section 163.380(3)(a), Florida Statutes, seeking proposals for affordable housing on the property.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-14: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE DISPOSITION OF CRA-OWNED COMMERCIAL PROPERTY LOCATED AT 401 DIVISION AVENUE THEREON FOR AFFORDABLE HOUSING PURPOSES; AUTHORIZING NOTICE AND INVITING PROPOSALS FOR COMPETITIVE OFFERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 25-15: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE DISPOSITION OF CRA-OWNED COMMERCIAL PROPERTY LOCATED AT 639 4TH STREET THEREON FOR AFFORDABLE HOUSING PURPOSES; AUTHORIZING NOTICE AND INVITING PROPOSALS FOR COMPETITIVE OFFERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 25-16: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE DISPOSITION OF CRA-OWNED COMMERCIAL PROPERTY LOCATED AT 631 6TH STREET THEREON FOR AFFORDABLE HOUSING PURPOSES; AUTHORIZING NOTICE AND INVITING PROPOSALS FOR COMPETITIVE OFFERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-14, Resolution No. 25-15, and Resolution No. 25-16.

Background Information:

The West Palm Beach CRA purchased the property at 401 Division Avenue in September 2010, the property at 639 4th Street in July 2008, and the property at 631 6th Street in August 2009 to improve heavily blighted areas.

Amendment No. 19 to the Strategic Finance Plan for the Downtown / City Center District identifies affordable housing as a priority for the district.

Section 163.380(3)(a), Florida Statutes, requires publication of a Notice of Disposition noticing the intent to sell the property and the acceptance of competing proposals.

All proposals will be brought to the Board with a recommendation to proceed with a proposal. This action is consistent with the goals and obligations of CRA's redevelopment plan and strategic finance plan.

Resolutions No. 25-14, 25-15, and 25-16 authorize the disposition of 401 Division Avenue, 639 4th Street, and 631 6th Street for affordable housing and the publication of a notice for acceptance of competing proposals.

CRA District: Downtown / City Center CRA.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact at this time.

- 8.3. Resolution No. 25-22 authorizing the Third Amendment to Property Development Agreement and Ground Lease with Immocorp Ventures, LLC, for the development of property known as the "Anchor Site".

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-22: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE THIRD AMENDMENT TO THE PROPERTY DEVELOPMENT AGREEMENT AND GROUND LEASE WITH IMMOCORP VENTURES, LLC, FOR THE DEVELOPMENT OF PROPERTY KNOWN AS THE "ANCHOR SITE"; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-22.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) owns twelve (12) parcels of real property, collectively known as the "Anchor Site," located at the terminus of Northwood Road in the Northwood Village neighborhood. The Strategic Finance Plan for the Northwood/Pleasant City District includes a comprehensive development plan for these parcels, which aims to anchor Northwood Village with additional merchandising, public parking, and open space.

In September 2020, the CRA and Immocorp Ventures, LLC, entered into a Property Development and Lease Agreement for the development of the Northwood Commons project. The agreement was amended in August 2021 to clarify the Developer's structure, set timeframes for the submittal of Phase 2 permits, and address other provisions. A second amendment in August 2022 granted an extension for the Developer to obtain necessary governmental approvals and approved changes to the Concept Plan.

The Third Amendment to the agreement proposes modifications to the bonding requirements, increasing the threshold for performance and payment bonds on subcontracts from \$100,000 to \$500,000. Additionally, the amendment seeks to adjust the construction schedule, establishing a new deadline of April 30, 2027, for the issuance of certificates of occupancy for the multifamily portion of the project, with construction completion to occur by March 31, 2027. The amendment also addresses a change in the Developer's organizational structure, as required by the construction lender to approve financing for the project.

Resolution No. 25-22 authorizes all proposed in the Third Amendment.

CRA District: Northwood/Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact.

- 8.4. Resolution No. 25-23(F) authorizing transfer of funds of \$2,748,601 from Reserve for Future Projects for the purpose of increases in administrative expenses associated with Police wages, Arbitrage Rebate, Professional Services and Grants associated with 415 Clematis Project and 213 S. Rosemary Avenue Project, and purchase of property located at 5701 Broadway Boulevard.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-23(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2024/2025 FOR THE PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY FUND AND THE NORTHWOOD/PLEASANT CITY CRA FUND BUDGET TO PROVIDE FOR INCREASES IN ADMINISTRATIVE EXPENSES, ARBITRAGE REBATE, PROFESSIONAL SERVICES, GRANTS AND ADDITIONAL FUNDS FOR THE PURCHASE OF A PROPERTY LOCATED 5701 BROADWAY BOULEVARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution 25-23(F).

Background Information:

This resolution proposes a budget amendment for Fund 105 reserves to address several unbudgeted financial needs. The amendment is necessary to cover a wage gap in the Police Department due to pay increases that were not included in Fiscal Year (FY) 2025 Budget. Additionally, it will fund a pending arbitrage payment. The transfer will also cover brokerage fees and real estate transaction costs related to 415 Clematis Street, supporting ongoing redevelopment efforts. Lastly, the amendment will provide funding for a grant to assist with the design of renovations of the Hibiscus House, located at 213 S. Rosemary Avenue.

Additionally, a budget amendment for Fund 107 is required for the purchase of 5701 Broadway. The wire document indicated that part of the funding for this purchase was to come from a line of credit; however, these funds were not included in the FY 2025 budget. This resolution will create the necessary budget allocation to properly account for and expense the purchase, ensuring compliance with financial procedures and accurate budgeting.

Located in the Downtown/City Center CRA District.

Located in the Northwood/Pleasant City CRA District.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Transfer of funds from Reserves from both Fund 105 and Fund 107.

9. ADJOURNMENT- 4:38 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