



401 Clematis Street
West Palm Beach, Florida 33401
(561) 822-2222 (TTY) 800-955-8771
www.wpb.org

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, August 4, 2025
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- 3:00 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. PRESENTATION- **PRESENTED.**

- 6.1. Presentation and discussion of the West Palm Beach Community Redevelopment Agency 2025/2026 Strategic Finance Plan and Budget for the Downtown City Center District and Northwood Pleasant City District.

Originating Department:

Community Redevelopment Agency

Background Information:

Each year, the West Palm Beach Community Redevelopment Agency (CRA) updates its Strategic Finance Plan (SFP), which guides the agency's activities throughout the fiscal year. The CRA is limited to funding only what is included in the adopted SFP, making its annual budget a companion document that is adopted alongside the plan.

The SFP and budget are formally presented twice during the annual budgeting calendar. The first presentation introduces draft versions of both documents to the Board for feedback and discussion, enabling staff to incorporate final adjustments based on Board guidance. The second presentation delivers the finalized SFP and budget for formal adoption.

This year's presentation will feature detailed updates to the goals for the Downtown City Center District and the Northwood Pleasant City District. Additionally, the budget discussion will include a comprehensive breakdown of revenues and expenditures, as well as the specific initiatives funded in each target area. Together, these presentations demonstrate the CRA's alignment with the mission outlined in the State Statute governing redevelopment agencies.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

7. 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.

- 7.1. Minutes of the July 7, 2025, Community Redevelopment Agency Meeting.

Originating Department:

Mayor's Office

- 7.2. Resolution No. 25-29 authorizing negotiation of a conveyance and development agreement for new affordable housing at 519 LA Kirksey with Habitat for Humanity.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-29: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY REGARDING THE CONSTRUCTION OF NEW AFFORDABLE HOUSING AT 519 LA KIRKSEY STREET; AUTHORIZING THE NEGOTIATION OF A CONVEYANCE AND DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) purchased the property located at 519 LA Kirksey in August of 2006. The property is 0.14 acres in size or 6,098 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

House: Single Family - 2, 3 & 4 Bedroom / 1 & 2.5 baths

Sales Price: Owner with 80% AMI; \$280,000-\$343,000

Owner to provide sweat equity

Build time: 18 Months

Action Construction Group

House: Single Family - 4 & 5 Bedrooms 1,640 - 1,667 square feet

Sales Price: Unknown

Build Time: Unknown

Elite Design and Construction

House: Single Family - 2 Bedrooms & some with dens

1,4800 - 1,600 square feet

Sales Price: \$435,000-\$470,000

Build Time: 1 Year

Atlantic Construction Engineers

House: Single Family - 5 Bedrooms 4-unit or 2-story

Sales Price: 80%-100% AMI; \$650,000-\$750,000

Duplex to be priced at \$350,000-\$450,000

All proposals anticipate the conveyance of the property at no cost to the Developer.

Based on the information submitted by the proposers and the information per CRA staff's request, CRA staff is recommending moving forward with Habitat Humanity for this project, due to price point, speed of construction, housing options, and owner selection process.

CRA District: Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

No fiscal impact at this time. The CRA will bring forward the conveyance and development agreement at a later date.

- 7.3. Resolution No. 25-33 authorizing the commencement of negotiations of a Conveyance and Development Agreement with Habitat for Humanity for the development of affordable housing at 631 6th Street, and

Resolution No. 25-34 authorizing the commencement of negotiations of a Conveyance and Development Agreement with Habitat for Humanity for the development of affordable housing at 639 4th Street.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-33: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY REGARDING THE CONSTRUCTION OF NEW AFFORDABLE HOUSING AT 631 6TH STREET; AUTHORIZING THE NEGOTIATION OF A CONVEYANCE AND DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 25-34: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY REGARDING THE CONSTRUCTION OF NEW AFFORDABLE HOUSING AT 639 4TH STREET; AUTHORIZING THE NEGOTIATION OF A CONVEYANCE AND DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) purchased the properties located at 631 6th Street on April 14, 2009, and at 639 4th Street on July 31, 2008. The properties are both 0.16 acres in size or 6,098 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

House: Single Family - 2, 3, & 4 Bedroom / 1 & 2.5 Baths

Sales Price: Owner with 80% AMI; \$280,000-\$343,000

Owner to provide sweat equity

Build time: 18 Months

Action Construction Group

House: Single Family - 4 & 5 Bedrooms 1,640 - 1,667 square feet

Sales Price: Unknown

Build Time: Unknown

Elite Design and Construction

House: Single Family - 2 Bedrooms & some with dens

1,4800 - 1,600 square feet

Sales Price: \$435,000-\$470,000

Build Time: 1 Year

Atlantic Construction Engineers

House: Single Family - 5 Bedrooms; 4-Unit or 2-Story

Sales Price: 80%-100% AMI; \$650,000-\$750,000;

Duplex to be priced at \$350,000-\$450,000

All proposals anticipate the conveyance of the property at no cost to the Developer.

Based on the information submitted by the proposers and the information per CRA staff's request, CRA staff is recommending moving forward with Habitat Humanity for this project, due to price point, speed of construction, housing options, and owner selection process.

CRA District: Downtown/Historic Northwest.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact at this time. The CRA will bring forward the conveyance and development agreement at a later date.

8. RESOLUTIONS- APPROVED.

- 8.1. Resolution No. 25-32(F) authorizing the transfer of CRA funds in the amount of \$730,000 for the purchase of innovative policing equipment.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 25-32(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 TO PROVIDE FOR INCREASES IN ADMINISTRATIVE EXPENSES FOR INNOVATIVE POLICING EXPENSES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 25-32(F).

Background Information:

The City of West Palm Beach hosts over 192 public events annually, many of which take place within designated Community Redevelopment Agency (CRA) districts. These events are vital to the City's economic development, cultural enrichment, and community engagement. However, they also present elevated security risks, particularly in the form of vehicle-ramming attacks, which have become a recognized threat in urban centers worldwide. Recent incidents, including those in New York City (2017) and New Orleans (2025), have demonstrated the devastating impact of weaponized vehicles targeting pedestrian zones. These attacks underscore the need for proactive measures to protect residents, visitors, and event participants.

In response to these growing security concerns and following a risk analysis conducted by the CRA Security Manager, staff recommends that the CRA fund the purchase of mobile anti-vehicle barricade systems to be deployed during major public events, especially those held within CRA-designated districts.

Fiscal Note:

Approval of this item will provide additional funding to the General Fund Administrative Fee for the purchase of innovative policing equipment.

9. ADJOURNMENT- 4:41 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.