WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

Office of the Executive Director
401 Clematis Street (561) 822-1550
West Palm Beach, FL 33401 www.wpb.org/cra

Annual Report

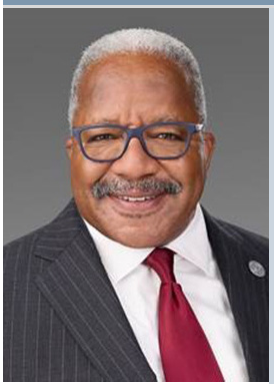
for the

Fiscal Year Ending September 30, 2024

BOARD OF COMMISSIONERS

Board of Commissioners

KEITH A. JAMES
MAYOR



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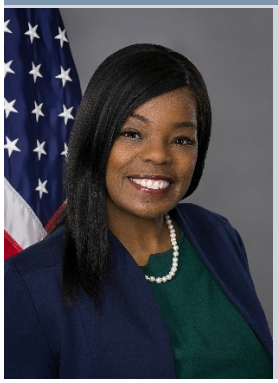

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CRA
WEST PALM BEACH
Community Redevelopment Agency

Mission Statement

To foster and directly assist in the redevelopment of the Community Redevelopment Areas in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA Districts and the City of West Palm Beach as a whole.

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Letter from the Executive Director

March 24, 2025

I'm excited to present the Community Redevelopment Agency's (CRA) Annual Report for Fiscal Year (FY) 2024, celebrating the transformative work and progress that has shaped our community this year.

As CRA Director, I'm proud to share how we've advanced our mission to revitalize and strengthen our neighborhoods, businesses, and local infrastructure. Together, we've taken bold steps to foster an inclusive, sustainable, and thriving community.

Over the past year, we've built on our success by prioritizing projects that elevate the quality of life for our residents, support economic growth, and create lasting opportunities for all. Here's a look at some of the key highlights:

- **Modernizing Infrastructure for Growth:** In FY 2024, we made impactful strides in modernizing our infrastructure, from upgrading roads and sidewalks to expanding utility networks and improving transit access. These enhancements provide a foundation for future growth, better connectivity, and a more resilient community for years to come.
- **Expanding Affordable Housing:** The demand for affordable housing continues to grow, and this year, we've answered that call with new partnerships and strategic investments. We've successfully created additional affordable housing projects, ensuring more families have access to safe, stable, and well-designed homes within our community.
- **Fueling Local Business and Economic Vitality:** Our efforts to support local businesses and attract new investments have led to an exciting array of projects and initiatives in FY 2024. From providing resources to entrepreneurs to launching new incentives for job creation, we're strengthening the economic fabric of our neighborhoods and creating a vibrant business environment where innovation can thrive.
- **Connecting with the Community:** We continue to place a strong emphasis on listening and responding to the needs of our residents. Through dynamic community engagement programs, we've created new channels for feedback, ensuring that our projects are aligned with the values and aspirations of those we serve.

These milestones would not have been possible without the dedication, collaboration, and support of our staff, partners, and residents. Looking ahead, we're more committed than ever to building on these achievements and exploring new opportunities to further elevate our community's potential.

LETTER FROM THE EXECUTIVE DIRECTOR

In 2025, we will continue to focus on building a future that is not only sustainable but also inclusive and equitable. Together, we will continue to drive progress that enriches lives, empowers residents, and creates opportunities for everyone.

Presented herein is the 2024 Annual Report for the CRA which covers the period from October 1, 2023, through September 30, 2024, and includes the following information:

- General background information regarding the CRA and the Redevelopment Areas.
- Historical/current performance data (economic and financial) for each redevelopment area including # of activities started/completed, expenditures of the Redevelopment Agency Trust Funds, taxable property values; contributing taxing authority millage rates; tax increment revenues; tax-base segmentation; etc.
- Report of activities (projects, initiatives, etc.) within the redevelopment areas.
- Status report of the progress made in carrying out the Redevelopment Plan.
- Comparison of Redevelopment Plan goals, objectives, and policies to program accomplishments.
- Financial statements for the fiscal year ending September 30, 2024.

This Annual Report has been prepared in accordance with §163.371 and 163.387(8).

Thank you for your continued support and partnership as we strive to make meaningful and lasting improvements in our community.

Respectfully Submitted,

Christopher Roog

Christopher Roog, CEcD
CRA Executive Director

CRA
WEST PALM BEACH
Community Redevelopment Agency

COME VISIT

City of West Palm Beach
401 Clematis Street
West Palm Beach, FL 33401

PHONE

CITY HOTLINE: (561) 822-2222
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West Palm Beach CRA

Background

The West Palm Beach Community Redevelopment Agency (CRA) is a local government agency that works in collaboration with residents, property owners, businesses, developers and other community organizations to foster redevelopment within the CRA Districts. Among our priorities include public safety, beautification, streetscape and infrastructure improvements, economic development, affordable housing, business incentives, marketing and special events, and historic preservation. Nationally known as one of the most innovative and effective Community Redevelopment Agencies in the country, the West Palm Beach CRA is setting the standard for redevelopment.

Redevelopment Areas

The CRA consists of the following two separate Redevelopment Areas comprising approximately 1,399-acres[1] :

- City Center Community Redevelopment Area (hereafter referred to as the "CCCRA"; approximately 940-acres); and
- Northwood/Pleasant City Community Redevelopment Area (hereafter referred to as the "NPCCRA"; approximately 459-acres).

Funding Source

The primary funding source available to the CRA consists of Tax Increment revenues. Tax Increment revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area. The taxable value of all real property in the redevelopment area is determined as of a fixed date[2], also known as the "base-year" value. Contributing taxing authorities continue to receive ad valorem tax revenues (a.k.a. property tax revenues) based on the base-year value. Revenues generated from the base-year value are available for general government purposes. However, ad valorem revenues from increases in real property value, referred to as "Tax Increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

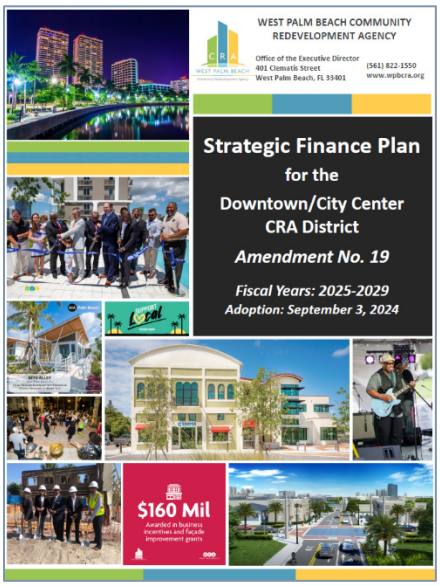
[1] The acreage information identified herein for the CRA is based on Geographic Information Systems mapping technology.

[2] F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund.

Strategic Finance Plans

In 2004, the CRA determined that a more aggressive approach was needed to effectively address the blighted conditions within the Redevelopment Areas. Staff responded through creation of a five-year strategic redevelopment program (i.e., hereinafter referred to as the "Finance Plan") that incorporated existing planning reports/studies, feedback from community forums/charrettes, etc., with the end result being the identification and prioritization of redevelopment projects that enable the CRA to effectively and efficiently combat blight and address affordable housing availability.

The Finance Plan has increased private sector investment as the development community, residents, lenders and other stakeholders recognize that a solid financial commitment has been made by our elected officials.

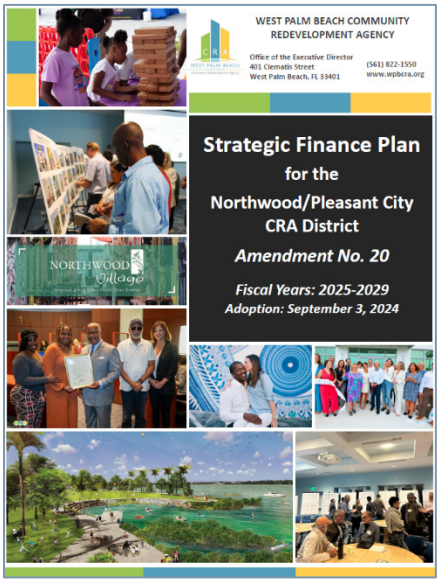


- Finance Plan for the CCCRA

  The CRA Board adopted Resolution No. 24-42 on September 3, 2024, which provided for approval of the updated Finance Plan for the CCCRA. The Finance Plan is amended annually and currently forecasts investment totaling $175 million (excluding operations/debt service) within CCCRA boundaries over the next five (5) years.

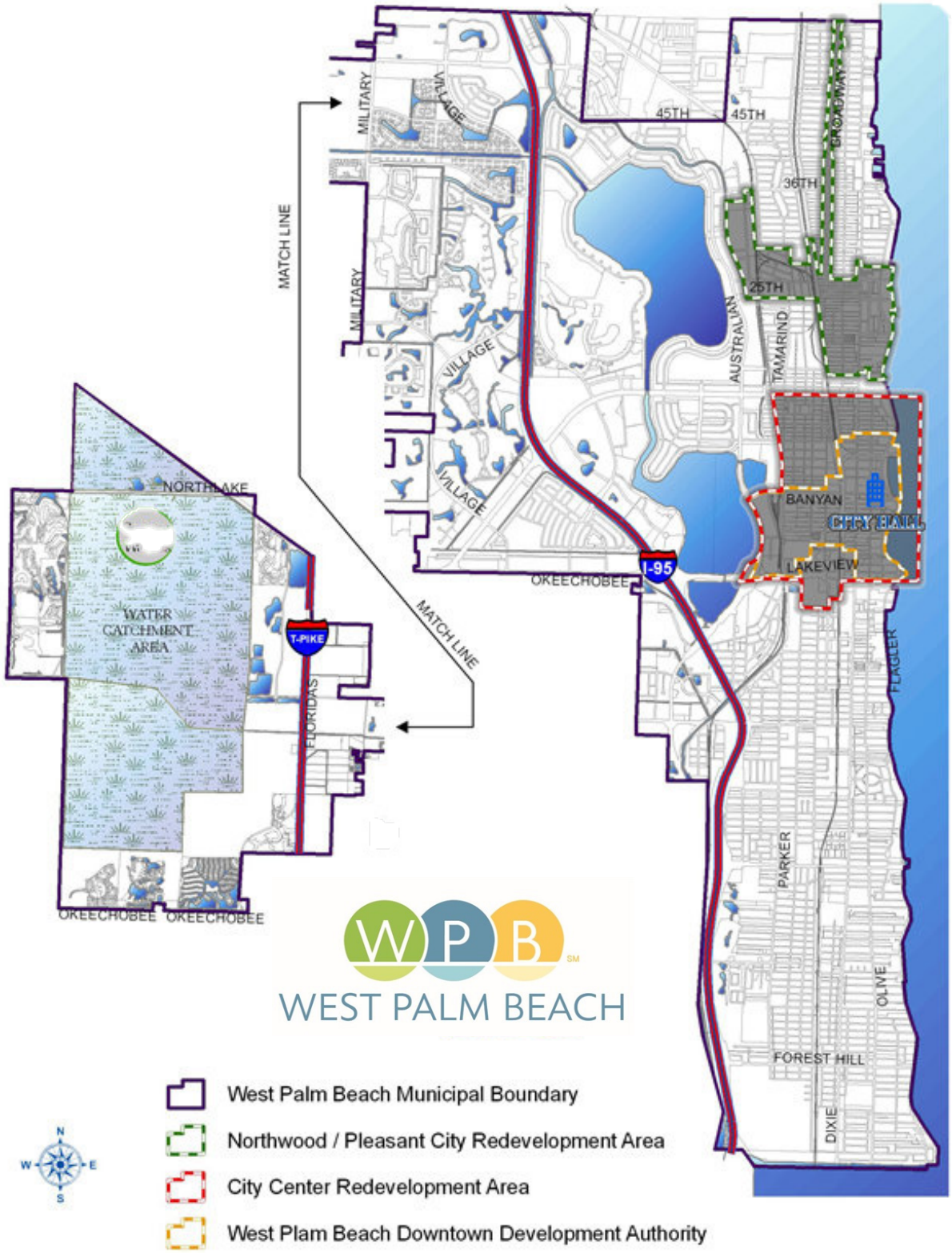
- Finance Plan for the NPCCRA

  The CRA Board adopted Resolution No. 24-40 on September 3, 2024, which provided for approval of the updated Finance Plan for the NPCCRA. The Finance Plan is amended annually and currently forecasts investment totaling $27 million (excluding operations/debt service) within NPCCRA boundaries over the next five (5) years.



This Annual Report includes a report/narrative of activities (redevelopment projects, initiatives, etc.) under each Redevelopment Area section as well as financial statements for each Trust Fund.

Boundary Map (both Districts)



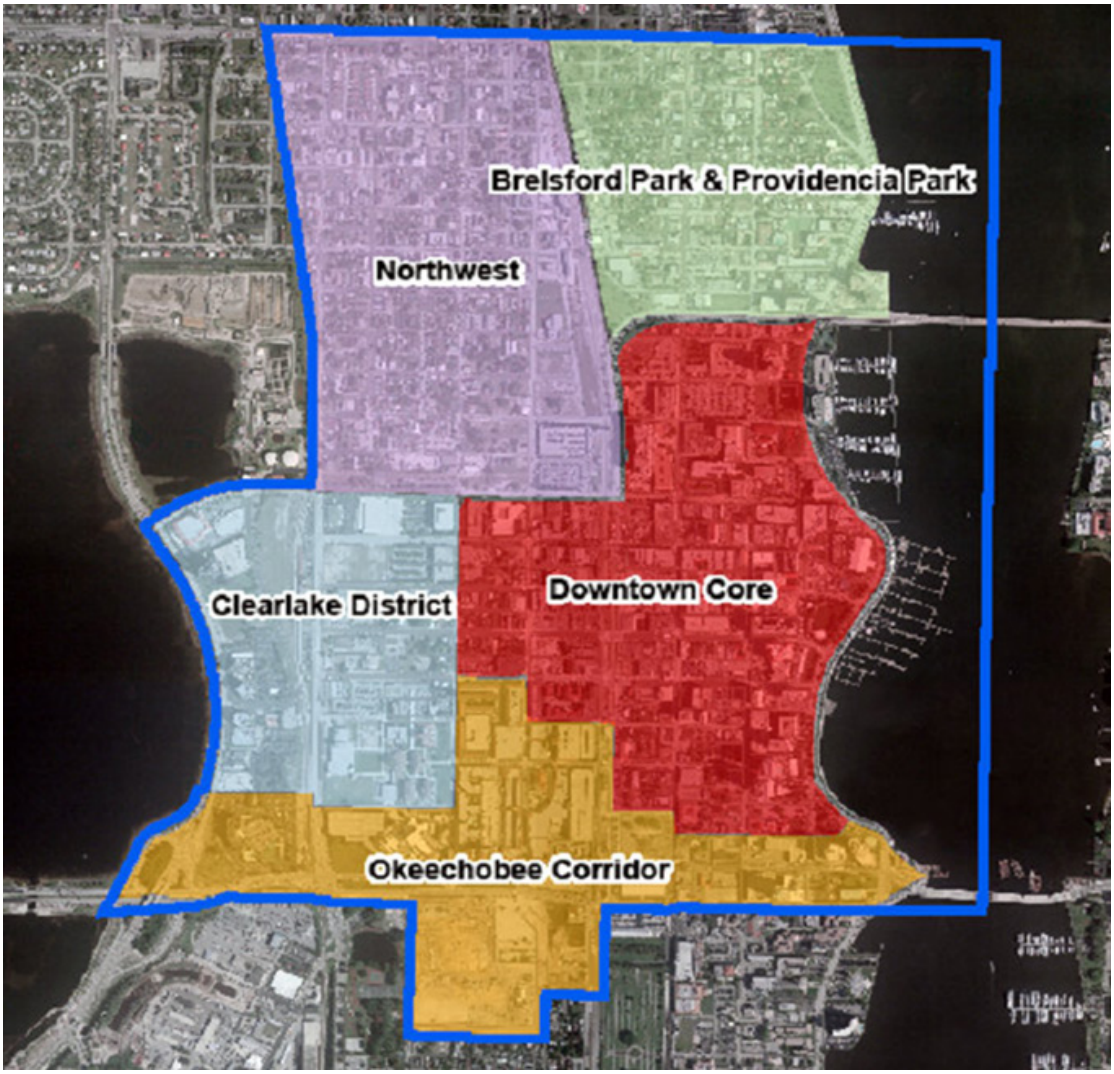
City Center Redevelopment Area

Background

The Downtown/City Center CRA District ("CCCRA") created value with key public/private partnerships like The Square. Innovative partnering with the WPB Downtown Development Authority (DDA) led to Clematis Street being named as one of America's top streets. Historic preservation is closely valued in the scope of our redevelopment initiatives, with imaginative planned destinations like the Sunset Lounge and Heart & Soul Park in the historic Northwest neighborhood being one of our most anticipated new projects, currently in development.

The area is approximately 940 acres in size.

Boundary Map



Tax-Base

The following table provides a 10-year summary of historical assessment (taxable) values and increment values for the CCCRA as of January 1st of each year. While this report generally pertains to FY 2024 activity, the following section also includes FY 2025 property valuation data to highlight current trends. The Taxing Authorities that provide Tax Increment to the CCCRA based upon the incremental value shown in the following table include the City and Palm Beach County.

TAXABLE PROPERTY VALUES (ENTIRE CRA BOUNDARY)						
		A		B	=A-B	
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE[3]	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2024	2025	5,247,070,934	11.1%	251,511,950	4,995,558,984	11.7%
2023	2024	4,722,184,709	14.7%	251,511,950	4,470,672,759	15.6%
2022	2023	4,117,651,627	19.5%	251,511,950	3,866,139,677	21.0%
2021	2022	3,445,400,563	7.5%	251,511,950	3,193,888,613	8.1%
2020	2021	3,206,183,447	2.4%	251,511,950	2,954,671,497	2.6%
2019	2020	3,132,127,764	9.4%	251,511,950	2,880,615,814	10.3%
2018	2019	2,863,165,768	7.0%	251,511,950	2,611,653,818	7.8%
2017	2018	2,675,134,453	9.7%	251,511,950	2,423,622,503	10.8%
2016	2017	2,439,488,349	11.3%	251,511,950	2,187,976,399	12.8%
2015	2016	2,191,637,208	11.3%	251,511,950	1,940,125,258	12.9%

[3] The Taxable Value figures included herein represent those values utilized by the City of West Palm Beach to calculate CCCRA tax increment revenue and are net of all applicable exemptions. Palm Beach County began utilizing a different Taxable Value with tax roll year 2012 that adjusts for the county-wide senior, historic and/or economic exemptions.

CITY CENTER REDEVELOPMENT AREA

The calculations for determining the Tax Increment due from the West Palm Beach Downtown Development Authority ("DDA") require different Base Year values because the boundaries of the DDA lie within the boundaries of the CCCRA but do not encompass the entire area. The following table summarizes historical assessment (taxable) values and increment values for those properties contained within DDA boundaries, and thereby within the CCCRA, as of January 1st of each year.

TAXABLE PROPERTY VALUES (DDA BOUNDARY)						
		A		B	=A-B	
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2024	2025	4,008,533,506	10.9%	191,563,585	3,816,969,921	11.6%
2023	2024	3,613,189,397	14.7%	191,563,585	3,421,625,812	15.6%
2022	2023	3,150,530,569	21.8%	191,563,585	2,958,966,984	23.5%
2021	2022	2,586,831,215	7.7%	191,563,585	2,395,267,630	8.3%
2020	2021	2,402,716,311	2.9%	191,563,585	2,211,152,726	3.1%
2019	2020	2,335,976,790	11.6%	191,563,585	2,144,413,205	12.8%
2018	2019	2,092,791,478	8.2%	191,563,585	1,901,227,893	9.2%
2017	2018	1,933,403,651	12.2%	191,563,585	1,741,840,066	13.7%
2016	2017	1,723,267,764	14.0%	191,563,585	1,531,704,179	16.0%
2015	2016	1,511,956,059	11.7%	191,563,585	1,320,392,474	13.6%

The following table provides a 10-year summary of historical new construction (taxable) values for the CCCRA. It should be noted that the following new construction values are included in the gross taxable values set forth in the tables above.

NEW CONSTRUCTION		
TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE
2024	2025	139,534,294
2023	2024	63,467,870
2022	2023	152,425,267
2021	2022	125,487,144
2020	2021	6,413,641
2019	2020	135,911,823
2018	2019	59,792,939
2017	2018	24,048,035
2016	2017	40,594,679
2015	2016	12,314,153

Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the CRA. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer. The following table provides a segmentation of taxable values within the CCCRA by principal taxpayer for FY 2024.

PRINCIPAL TAXPAYERS			
TAXPAYER	PROPERTY USE	FY 2024 TAXABLE VALUE	% OF FY 2024 TAXABLE VALUE
777 SOUTH FLAGLER ASSOCIATES LLC	OFFICE	245,753,614	5.2%
CITYPLACE NORTH LL LLC	OFFICE	185,769,510	3.9%
525 OKEECHOBEE LLC	OFFICE	147,377,060	3.1%
222 LAKEVIEW LLC	OFFICE	127,200,000	2.7%
REEP MF PARK LINE FL LLC	MULTIFAMILY	110,002,967	2.3%
TREA SOLE AT CITY CENTER	MULTIFAMILY	99,113,772	2.1%
AVALON ALEXANDER LLC	MULTIFAMILY	84,985,921	1.8%
WEST PALM BEACH FCH APARTMENTS LLC	MULTIFAMILY	77,883,533	1.6%
NORTHBRIDGE PROPERTY OWNER LLC	OFFICE	75,200,000	1.6%
FLAGLER CENTER PROP	OFFICE	71,306,331	1.5%
	TOTAL	1,224,592,708	25.9%

The following table provides a segmentation of taxable values within the CCCRA by development for FY 2024.

PRINCIPAL DEVELOPMENTS			
DEVELOPMENT	PROPERTY USE	FY 2024 TAXABLE VALUE	% OF FY 2024 TAXABLE VALUE
CITYPLACE PL 1	SHOPPING CENTER	265,981,333	5.6%
TWO CITY PLAZA CONDOMINIUM	CONDOMINIUM	247,626,391	5.2%
PLAZA OF THE PALM BEACHES	CONDOMINIUM	231,420,397	4.9%
PHILLIPS POINT RESUB BLKS A & B	OFFICE	213,875,456	4.5%
ONE WATERMARK PLACE OF THE PALM BEACHES	CONDOMINIUM	204,174,939	4.3%
360 ROSEMARY	OFFICE	186,889,216	4.0%
CITYPLACE SOUTH TOWER CONDO	CONDOMINIUM	162,485,635	3.4%
ONE CITY PLAZA CONDOMINIUM	CONDOMINIUM	134,850,193	2.9%
WATERVIEW TOWERS CONDOMINIUM	CONDOMINIUM	131,837,786	2.8%
PHILLIPS POINT ADD TO WPB	OFFICE	128,733,248	2.7%
	TOTAL	1,907,874,594	40.4%

Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that make payments to the CCCRA.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES					
		A	B	C	=A+B+C
TAX ROLL YEAR	FISCAL YEAR	CITY OF WEST PALM BEACH	PALM BEACH COUNTY	DDA	TOTAL
2024	2025	8.1308	4.5000	0.9700	13.6008
2023	2024	8.1308	4.5000	0.9700	13.6008
2022	2023	8.1965	4.7150	0.9800	13.8915
2021	2022	8.3465	4.7815	1.0000	14.1280
2020	2021	8.3465	4.7815	1.0000	14.1280
2019	2020	8.3465	4.7815	1.0000	14.1280
2018	2019	8.3465	4.7815	1.0000	14.1280
2017	2018	8.3465	4.7815	1.0000	14.1280
2016	2017	8.3465	4.7815	1.0000	14.1280
2015	2016	8.3465	4.7815	1.0000	14.1280

Tax-Increment Revenues

Contributing Taxing Authorities which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to remit an amount equal to 95% of the difference between[4]:

a) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and

b) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1st of the base year[5], exclusive of any amount from any debt service millage.

The Taxing Authorities which are obligated to remit tax increment[6] to the CCCRA include the City of West Palm Beach, Palm Beach County, and the West Palm Beach Downtown Development Authority (DDA).

TAX INCREMENT REVENUES

		A	B	C	=A+B+C	
TAX ROLL YEAR	FISCAL YEAR	CITY OF WEST PALM BEACH	PALM BEACH COUNTY	DDA	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2024	2025	$38,586,996	$21,339,421	$3,517,338	$63,443,755	11.7%
2023	2024	34,532,639	19,112,126	3,153,028	56,797,793	13.2%
2022	2023	30,104,373	17,313,536	2,754,798	50,172,707	19.2%
2021	2022	25,324,902	14,504,504	2,275,504	42,104,910	8.1%
2020	2021	23,428,107	13,419,019	2,100,595	38,947,721	2.6%
2019	2020	22,840,907	13,082,011	2,037,193	37,960,111	10.4%
2018	2019	20,708,260	11,854,991	1,806,166	34,369,417	7.8%
2017	2018	19,217,327	11,001,076	1,654,748	31,873,151	10.9%
2016	2017	17,348,848	9,931,822	1,455,119	28,735,789	13.0%
2015	2016	15,383,593	8,789,582	1,254,373	25,427,548	12.9%

[4] Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

[5] The aggregate assessed valuation of taxable real property in the original CCCRA as of January 1, 1984, used for determining the incremental assessed valuation in future years was $250,397,610. The aggregate assessed valuation of taxable real property in the Expanded Area of the CCCRA as of January 1, 1995, used for determining the incremental assessed valuation in future years was $1,114,340. Such valuations are referred to as "Base Year" values and total $251,511,950.

[6] Table represents calculated tax increment revenues based on reported taxable values. Actual collections may vary.

Financial Obligations

The following section provides a listing of the outstanding financial obligations of the CCCRA.

FINANCIAL OBLIGATIONS			
	TERM	PRINCIPAL BALANCE AT SEPT. 30, 2024	ESTIMATED EXPENSE FY 2025
TAX INCREMENT FINANCIAL OBLIGATION TO DEVELOPERS			
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT (CDD)			
INCREMENT REVENUES DUE CDD			
80% OF TAX INCREMENT WITHIN THE PROJECT AREA	2036	$ N/A	$ 5,742,707
COVERAGE REVENUES			
20% OF TAX INCREMENT WITHIN THE PROJECT AREA		N/A	N/A
$2M OF TAX INCREMENT OUTSIDE THE PROJECT AREA		N/A	N/A
1 & 101 NORTH CLEMATIS			
UP TO $180,000 TAX INCREMENT WITHIN THE PROJECT	2025	N/A	180,000
CITYPLACE OFFICE II, LLC			
AMT EQUAL TO 20% OF TAX INCREMENT ON TRIANGLE SITE	N/A	N/A	45,559
SUBJECT TO $7 MILLION CAP			
THE GRAND			
50% OF TAX INCREMENT WITHIN THE PROJECT AREA	2036	N/A	213,111
SUBJECT TO $5 MILLION CAP			
13-YEAR TERM FROM 1st TAX INCREMENT REMITTANCE			
512 CLEMATIS STREET			
50% OF TAX INCREMENT WITHIN THE PROJECT AREA	N/A	N/A	N/A
SUBJECT TO $1.2 MILLION CAP			
15-YEAR TERM FROM 1st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN 2026)			
BONDS, NOTES, AND CITY ADVANCES			
TAX INCREMENT REVENUE (TIR) BONDS, SERIES 2006A	2036	5,000	225
TIR REFUNDING BONDS, SERIES 2015	2031	24,545,000	4,120,000
TIR BONDS, SERIES 2019	2036	78,955,000	7,365,000
FINANCIAL OBLIGATION TO DDA			
DDA WORK PLAN		N/A	7,439,688
TOTAL		$103,505,000	$ 25,106,290

CITY CENTER REDEVELOPMENT AREA

Accomplishments and Project Status Updates

DDA Work Plan

The West Palm Beach Downtown Development Authority[7] (DDA) is an independent taxing district created in 1967 by a special act of the Florida Legislature. Working in close coordination with the City and CRA to deliver the most impactful and value-based outcomes possible to our stakeholders.

Mission: To promote and enhance a vibrant Downtown West Palm Beach for all.

Downtown West Palm Beach is a unique and special place, beautifully accented by water and palm trees, and punctuated with a mixture of historic charm and modern sophistication. Cutting edge tech startups and century-old local businesses call our community home.

With corporate CEOs, millennials, visitors from around the world, and life-long locals all converging on Downtown West Palm Beach, we have found ourselves in a fortuitous moment. "How do we best support and maximize this incredible time in our history as Palm Beach County's economic and cultural heart?"

It is no coincidence that Downtown West Palm Beach has become such a potent attractor for business investment and residential growth. Since the early 1990s, careful and strategic investments in public spaces and infrastructure have been made to build an urban center that is walkable, vibrant, and diverse. Private investment followed, and across the nearly three decades between the first Downtown Master Plan and today, the Downtown area has benefitted tremendously from private sector investments and a rapidly increasing residential population.

We invite you to join us on this journey of Downtown West Palm Beach, as we continue the upward trajectory toward being one of America's greatest mid-sized cities. Our future has never been brighter.

In the following pages, you will learn how the DDA supports 4 strategic goals:

1. Business Development.
2. Public Realm Programs.
3. District Services and Operations.
4. Marketing and Public Relations.

[7] Please visit the DDA's website for additional information: https://downtownwpb.com.

CITY CENTER REDEVELOPMENT AREA

Business Development

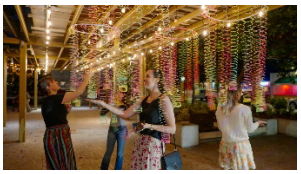
The DDA's economic development efforts are in harmony with the City's vision of West Palm Beach as a vibrant, world-class city with a diverse and thriving economy. The DDA supports our businesses with programs designed to assist their needs with grants, permitting guidance, grand opening announcement, and resource assistance.

One way the DDA strengthens the business environment is through the retention/attraction of businesses through its business development grant programs which include funding for grand opening events, leasehold improvements, façade enhancement, and business assistance.

Activity during FY 2024 included:

- Business Assistance
  - Seven (7) Business Incentive grants awarded ($794,249).
  - One (1) Façade Improvement grant awarded ($10,000).
  - Three (3) Grand Opening Assistance grants awarded ($2,569).

Robust business investment in the downtown area continued in FY 2024 including the grand opening of multiple new businesses to our portfolio (presented over the next several pages).



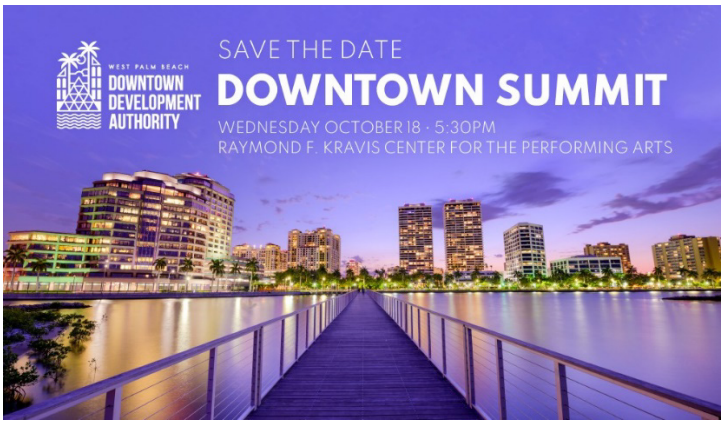
CITY CENTER REDEVELOPMENT AREA

INGENUE
PALM BEACH
410 Evernia Street

Downtown Summit (October 2023)

The DDA hosted a highly interactive Downtown Summit that invited community members to engage in live interactive surveys, providing real-time insights on the DDA's performance and the community's evolving needs. This initiative ensured that the voices of residents, businesses, and visitors were heard and integrated into our planning processes.

Through these efforts, the DDA continues to foster a dynamic and supportive environment for economic growth and community connection in Downtown West Palm Beach



Public Realm Programs

The DDA's strategic plan remains firmly rooted in enhancing the quality of life for residents, workers, and visitors in Downtown West Palm Beach. Reflecting our commitment, the DDA has continued to allocate increased resources, prioritizing safety, accessibility, and community engagement. This approach ensures Downtown remains a vibrant, welcoming, and sustainable destination.

Downtown Ambassador Program

The safety and comfort of our stakeholders is a top priority. Our dedicated Downtown Ambassador team works closely with West Palm Beach Police Department to improve safety and provide assistance to businesses, residents, and visitors with information seven days a week throughout the district. The DDA contracts with a full-time private public safety unit for these services (PSC; Professional Security Consultants).

Outcomes for 2024 include:

- Business Assistance: Conducted **3,381 check-ins and assists** with local businesses, ensuring their needs were addressed and concerns promptly managed.
- Residential Building Support: Completed **13,965 perimeter patrols and staff check-ins**, providing reassurance and a visible security presence for residents.
- General District Patrols: Undertook **5,467 foot, bike, or vehicle patrols**, ensuring a consistent presence throughout the district beyond residential areas.
- Homeless Outreach: Engaged in **1,417 interactions** with homeless individuals, that include connecting them with resources and offering support.
- Hospitality Assistance: Provided **1,844 interactions** with the public, offering help with directions, parking meters, and general inquiries to improve the visitor experience.

Transportation

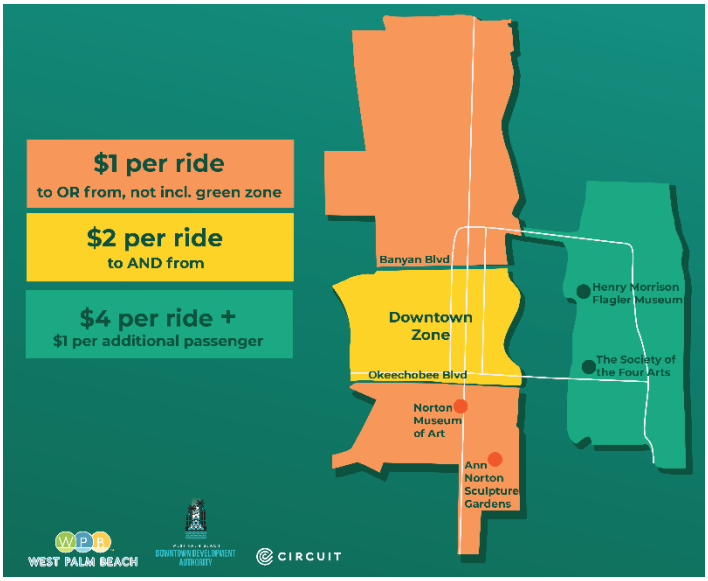
Visiting your favorite spots in Downtown West Palm Beach and the Town of Palm Beach just got easier!

Hop in a Circuit shuttle within the zones.

Monday – Sunday | 7 a.m. – 9 p.m.

Request a ride to:

- West Palm Station (Tri-Rail)
- Brightline West Palm Beach
- Local Bus Stops
- The Square
- Downtown
- Worth Ave
- Ocean Blvd
- and more!



Circuit is 100% electric, local shuttle service which promotes better air quality while offering a first-mile/last-mile transportation option that is convenient and easy to use. During 2024, the Circuit shuttle carried 176,786 passengers.

District Services and Operations

The maintenance of the public realm continues to be a cornerstone of quality of life, economic development, and community pride in Downtown West Palm Beach. This year, the DDA took significant steps to enhance our services and address the evolving needs of our growing community. Guided by feedback from our stakeholders, we focused on improving outcomes through better coordination, streamlined management, and expanded services.

In July, we transitioned to a new provider for cleaning services, aiming to elevate the quality and efficiency of maintenance efforts across the district. The unification of these services under a single provider has already shown a positive impact, with stakeholders reporting cleaner, more welcoming spaces, and a heightened sense of community pride.

- **Clean Ambassador Team**: Launched in July 2024, this team focused on daily cleaning, litter removal, and pressure washing, resulting in a noticeable improvement in the appearance of high-traffic areas.
- **Pressure-Washing Ambassador Team**: Introduced in September 2024, this initiative has elevated the standard of cleanliness by targeting sidewalks, public spaces, and other key zones requiring frequent attention.

Outcomes for 2024 include:

- **Cleaning**
  - Trash Cans Emptied: 7,680.
  - Pounds of Waste Removed: 198,000.
  - Palm Fronds Collected: 4,308.
  - Clean Ups: 1,391.
  - Graffiti Removal: 2,626.
- **Pressure-washing**
  - 8,069,639 sf of Sidewalks Cleaned = 1,590 blocks.
- **Landscaping**
  - Properties Serviced: 1,199 times.
  - Trimmed Trees: 300.
  - Maintained Plant Beds: 7,248.

Marketing and Public Relations

This year, the DDA elevated Downtown West Palm Beach's profile as a vibrant destination through dynamic campaigns, engaging content, and strategic media outreach. A key focus was expanding in-house content creation to spotlight local businesses and showcase the unique Downtown experience.

Community Engagement and Placemaking Activities

With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and wellbeing.

- Places that are accessible and inclusive.
- People are engaged in activities there.
- Space is comfortable and has a good image.
- It is a sociable place: one where people meet each other and take people when they come to visit.

The DDA self-produced 88 Placemaking activations during 2024.

<u>Tiny Door Scavenger Hunt</u>

The community's creativity at the monthly program called Let's Vibe inspired a summer scavenger hunt, featuring 21 handcrafted tiny doors hidden throughout downtown.

This interactive online adventure engaged participants in discovering these unique pieces and exploring our district, with an Instagram contest awarding weekly winners over seven weeks of summer fun.

Placemaking Mini Grants

A total of 29 submissions were received from which nine semi-finalists were reviewed by a five-person committee, resulting in four winners, whose projects are designed to enrich our community through creative experiences.

Supported by a $20,000 matching grant from the Community Foundation for the Palm Beaches and Martin County, each winning project received up to $5,000 to bring their unique vision to life and host community-led placemaking activities in the public realm.

Flamango Vending: Introducing an innovative art vending experience, bringing accessible creativity to public spaces.

Kahani Readers' Theater: An inclusive program featuring reading and interactive theater for children, promoting critical literacy through engaging performances.

The Fantastical Walk: Hosting papier-mâché workshops to create fantastical creatures, culminating in a fun, community-driven parade.

2025 Lantern Festival (Year of the Snake): Community workshops teaching the art of Chinese lantern-making in preparation for a Lantern Festival celebration in 2025.

Motivational Mondays (recurring programming)

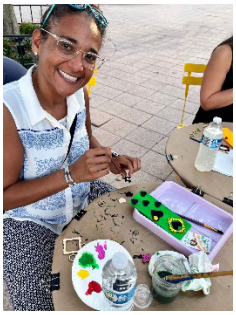
Programming in collaboration with local fitness instructors to provide a better quality of life for residents and visitors alike while promoting health and wellness. This outdoor pop-up program is held in outdoor spaces once a month and at various locations.

Sunset Silent Disco (recurring programming)

Dancing outdoors promotes self-care, belonging, and mental well-being. The community was brought together in a monthly guided silent disco experience where they can dance in nature while the sun is setting in Downtown West Palm Beach.

Let's Vibe (recurring programming)

Connecting with residents in community engagement programming throughout the district not only helps them meet their neighbors but also informs them of who we are and how we can make our community better. Attendees also became familiar with local participating eateries and unleashed their creativity with Tiny Door and collage masterpieces.



Que Bacano (recurring programming)

A monthly community-driven initiative that celebrates Latin culture through music, dance, and art, creating an inclusive space that highlights cultural diversity while fostering a deeper sense of connection and pride within our community. Attendees have the opportunity to learn various Latin dances through interactive lessons, culminating in an energetic dance showcase that brings the community together in celebration.

Bike Valet (recurring programming)

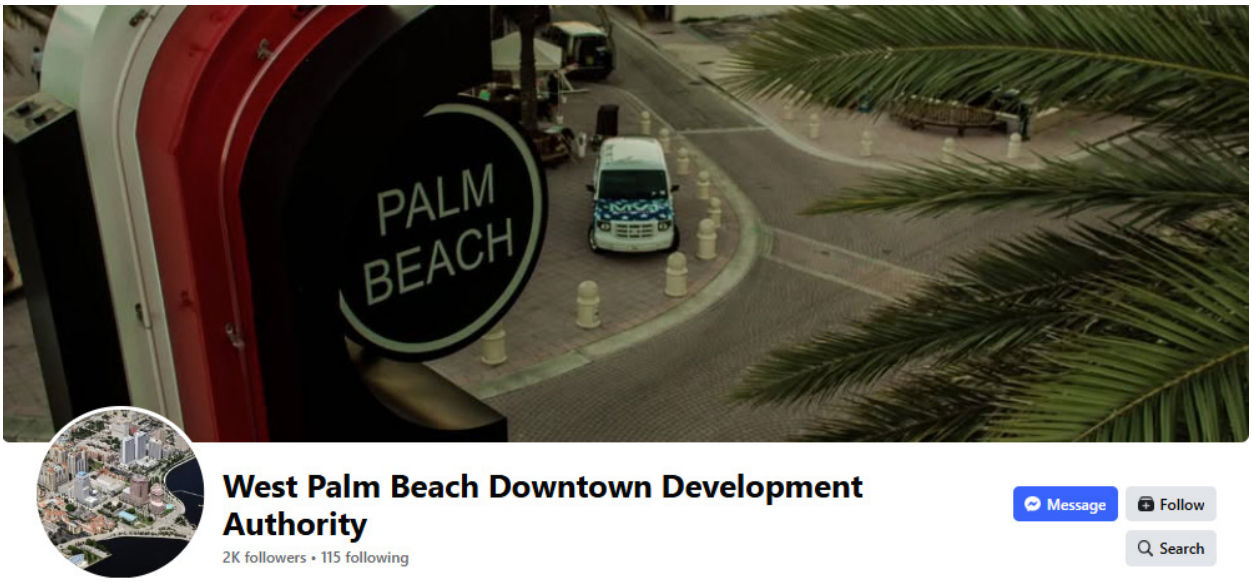
This program encourages residents and visitors to embrace greener and healthier lifestyles. Operating during the West Palm Beach GreenMarket and the Antique and Flea Market each Saturday, the program supports bicycle trips by providing convenient and secure bike parking options.

Marketing

The DDA implemented a comprehensive outreach strategy spanning social media, TV, radio, print, and digital platforms, resulting in increased engagement and awareness of Downtown West Palm Beach's energy and diversity.

2024 Metrics include:

- Downtown West Palm Beach Followers: 116,897.
- West Palm Beach DDA Followers: 6,787.
- Website Pageviews: 398,321.
- Email Subscribers: 8,381.
- Social Media Impressions: 24,284,679.
- Total Engagement: 315,707.
- Paid Media Impressions: 19,811,047.
- Earned Media Impressions: 2,885,639,649.



Historic Northwest

The CRA continues to increase investment within the Historic Northwest as the neighborhood moves toward a transformation into the hub of cultural tourism in West Palm Beach. In order to achieve these goals, the CRA has invested in infrastructure improvements, cleanliness and safety, removal of blight, and business attraction and retention.

Historic Sunset Lounge

The redevelopment of the historic Sunset Lounge, initially built in 1923, and the surrounding properties into a cultural hub for the Northwest neighborhood began to take shape in 2015. The CRA has restored the Sunset Lounge to its former glory, recreating its 1940s ambiance when the venue was a hotspot for up to 1,000 people dancing to the biggest names in music.

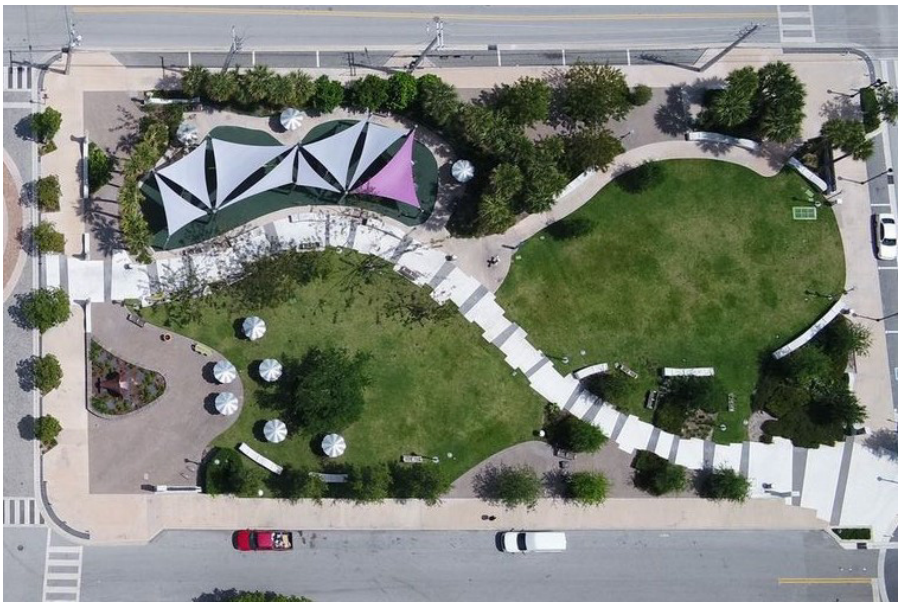
The revitalized Sunset Lounge will serve as the centerpiece of a dynamic cultural destination, featuring the new Heart and Soul Park (Jazz Park), a full-service restaurant, lounge, and performance ballroom. The CRA developed the project concept and secured support from the CRA Board for the construction cost, enabling the project to progress. With construction now substantially completed, 2025 will focus on finalizing the installation of furniture, fixtures, and equipment.

Sunset Lounge Then and Now

Heart and Soul Park

Parcels adjacent to the Sunset Lounge were assembled in 2017 and plans began for the "Heart and Soul Park". This music themed park ties into the development of the Sunset Lounge and will serve as an overflow outdoor entertainment venue. Construction began in late 2020 and was completed in the Summer of 2021.

Park activation remains a focus of the CRA for fiscal Year 2024-2025, and it has become the gathering hub in the Historic Northwest, hosting CRA quarterly meetings, other events such as Barbeque, Blues & Brews and Winter in Paradise, and other City and Community organized events where CRA staff continue to update and educate the community on the work the CRA is doing to redevelop and restore the Historic Northwest.

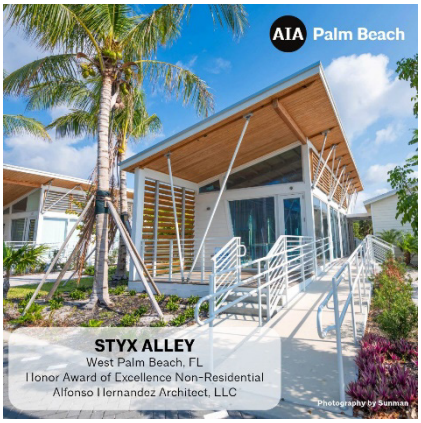


Heart and Soul Park

Alice Moore Properties

Dr. Alice Moore, a long-time community resident, educator, and civil rights advocate, gifted her home at 801 4th Street and several shotgun buildings to the City in February 2014. As a condition of this gift, the City agreed to use the buildings as a community facility with a focus on African American Culture. The CRA will rebuild the Mickens Moore home as a Bed & Breakfast to provide rooms for patrons visiting the Historic Northwest and Sunset Lounge event goers. In 2020, the Historic Edgewater apartment building was moved from 316 Gardenia Street downtown to its new home at 810 4th Street. The CRA will fully restore the building to a bed & breakfast operation as part of the Mickens-Moore Project. Project architectural plans are in progress.

- **500 Division Avenue:** As a part of the Alice Moore properties, the structure at 500 Division Avenue will be rehabilitated with the end goal of housing historic assets within the community for potential affordable housing.
- **The Styx:** Originally, frame vernacular shotgun homes occupied lots on 7th Street, across from the new Heart and Soul Park. As historically significant assets that were not capable of being salvaged, the CRA chose to re-build these shotgun homes to provide opportunities for local entrepreneurs. A total of five properties will house operations for up to nine separate businesses along 7th Street and the new Styx Promenade. In 2019, The Styx won an Excellence Award from the American Institute of Architects. Construction began in March 2021 and major construction was completed in early 2023. With construction substantially completed, the CRA hosted a very successful series of informational forums promoting the Styx Project and the benefits offered for new business relocating to this part of the Historic Northwest.



The Styx
Historic Northwest

Following a rigorous selection process in 2022, three local businesses were awarded six of the newly constructed structures. Camile's Flowers & Gifts, Eat'n Cakes, and A Better Way Home Care are set to enrich the community with their unique offerings. A Better Way Home Care has already opened its doors, while Camile's Flowers & Gifts and Eat'n Cakes are undergoing tenant improvements.

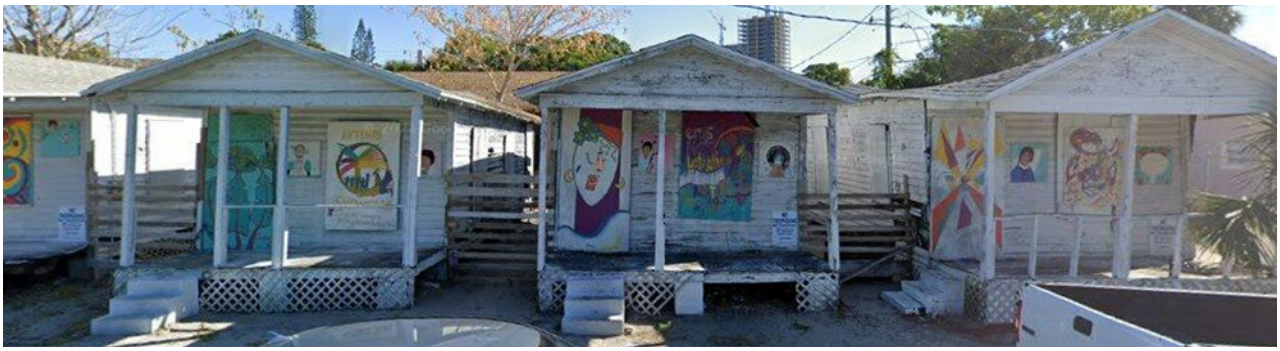
In 2023, the CRA received twelve proposals for the remaining properties, culminating in a thorough review by the technical committee in January 2024. Subsequently, on February 20, 2024, the CRA Board awarded Rohi's Readery the double structure on Lot 8 and Serene Beauty Suite the single structure on Lot 9. Rohi's Readery has been completed and has an anticipated grand opening in 2025. Serene Beauty Suite is currently finalizing their due diligence processes for a purchase and sales agreement.

Looking ahead, the CRA aims to complete final buildouts and host a grand opening for the vibrant Styx Promenade by Spring 2025.

Historic Preservation

The CRA recognizes that Historic Preservation is a key component in the redevelopment of the Historic Northwest and has been assisting to preserve these assets through Historic Rehabilitation Incentives since 2016. In addition to the Styx, Mickens/Moore, and the Sunset Lounge, the CRA is working to continually preserve the history within the Historic Northwest.

- **1031 Sapodilla Avenue:** The CRA is currently in the design phase for the proposed rehabilitation of the historic structure, which will house two residential units.
- **610 Douglass Avenue (Shotgun Houses):** There are a significant number of historically designated residential properties in the Historic Northwest District. With the recent increase in real estate prices and rental rates, the CRA is focused on acquiring and restoring many of these to make available for the workforce and affordable housing. The Shotgun Houses will be restored and made available as affordable live-work units.



610 Douglass Avenue (Shotgun Houses)

In the Summer of 2024, the CRA entered a conveyance and development agreement with Neighborhood Renaissance for the 610 Douglass Avenue properties to be rehabilitated and sold as affordable housing units. This project is anticipated to be completed by 2026.

- **900 6th Street:** The CRA negotiated an agreement with the Related Companies to relocate two eligible historic structures from the core of the Downtown to a vacant site in the Northwest Neighborhood located at 900 6th Street. These two structures from 520 Evernia Street and 610 Evernia Street will be rehabilitated and offered for sale for families with a maximum income of 120% AMI (area median income).

- **311 N. Sapodilla Avenue:** In October 2021, the CRA Board approved an agreement to provide a business relocation and historical preservation grant to the owners of a historical building in the Historic Northwest. Construction is underway. Once completed in Spring of 2025, the Fantasy Island restoration project will bring an owner-occupied residential and state-of-the-art restaurant property to the area and provide food and entertainment within walking distance of the Grand and Flagler Station projects at the southern gateway to the neighborhood.

- **Hamburger Haven:** The CRA entered into a three-way Public Private Partnership with Palm Beach County and the owners of the Hamburger Haven Restaurant, a 50-year business resident of the Historic Northwest, to restore, renovate and reinvent the existing structure located on North Tamarind Avenue.

  The new structure enhances the existing operations of Hamburger Haven, provides additional commercial space for two new businesses in the area, and creates a cool and comfortable outdoor seating space for the eating establishments in the building. Construction was completed in the fall of 2024 and the community celebrated with a grand re-opening ribbon cutting ceremony in October 2024.

Land Acquisition

1000 & 1026 Palm Beach Lakes Boulevard: In October 2024, CRA purchased a total of .69 acres in the Northwest. The planned redevelopment will be multi-use anchored by a grocery store.

Carlos Portfolio: There are several vacant and under-utilized parcels throughout the Historic Northwest. Acquisition of the Carlos Portfolio, comprising of 10 properties scattered throughout the neighborhood, will afford an opportunity to develop several single-family

units targeted for owner occupancy. This initiative will improve the percentage of owner-occupied units while improving the overall housing stock in the community.

Marketing

Marketing efforts in the Historic Northwest were highlighted by the following events, activities and promotions aimed at supporting local businesses increasing awareness of the district and its assets.

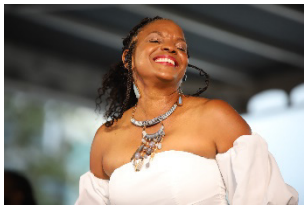
Heart and Soul Park Activation Events: To bring ongoing activation and innovative policing efforts to the Heart and Soul Park, the CRA hosted events to disseminate information and gather feedback on projects.

These widely successful events targeted children and families in the area and are expected to continue into fiscal year 2025.

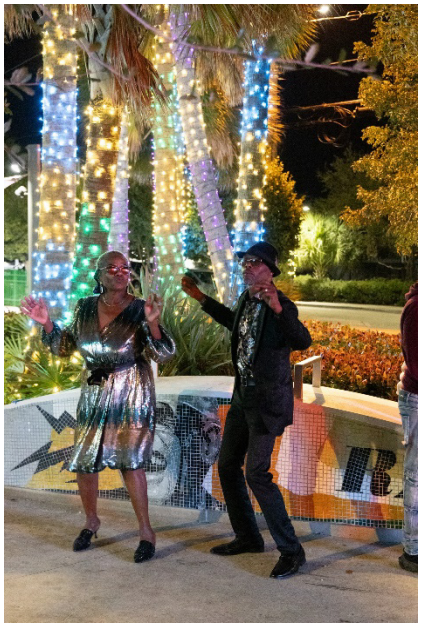
- **Barbeque, Blues & Brews**

This event was held as a joint commemoration of the Juneteenth and July 4th celebrations. Attended by people from Palm Beach County and beyond, the event featured a competition for the title of "The Best Barbeque in West Palm Beach", but also provided yet another medium for highlighting the work of the CRA within the City Center CRA, including the Historic Northwest, and allowed visitors and stakeholders to meet and interact with CRA staff while learning about the exciting projects taking place in the Historic Northwest.

The event held a record-breaking attendance with over 2,500 people at the 9th Annual BBQ Brews and Blues event held on June 28, 2024.



- **Winter in Paradise**
  This holiday celebration, hosted by the CRA for the residents of the Historic Northwest District and the wider West Palm Beach neighborhoods, was filled with fun, games, food, activity, live music, and a park lighting ceremony. This kick-off to the holiday festivities provided a medium to educate the community about ongoing CRA projects and was enjoyed by many.

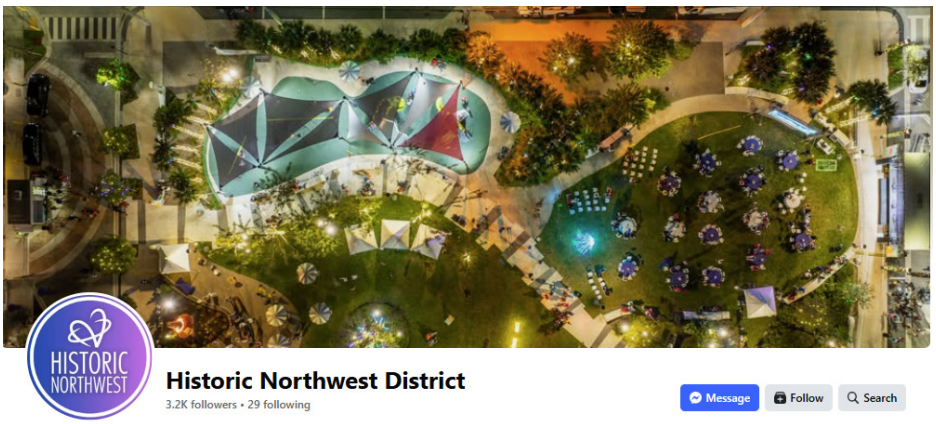


Quarterly Community Outreach

Also held in Heart & Soul Park, the CRA used these gatherings not only to update the residents on activities and projects in the area, but to also provide an open platform where residents could be free to voice their concerns and provide feedback.

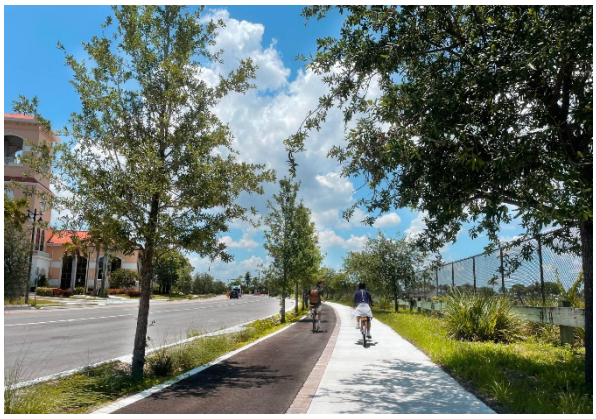
Social Media Analytics

During fiscal year 2024, the CRA leveraged Facebook to maintain the Historic Northwest's brand identity and provide updates on projects and initiatives taking place in the area. Page reach for the year increased 1,300% from the previous fiscal year as well as a 561% increase in content interactions. The page is now seeing a growth of 3,200 followers, with a brand-new Instagram page with 271 followers.



Infrastructure Improvements

The City/CRA are undertaking several infrastructure improvements through the Historic Northwest to continue making the neighborhood a special place for residents and businesses and to improve their connection to the rest of downtown.



- **Banyan Boulevard:** Construction of Phase 1 of the Banyan Boulevard Streetscape (Australian Avenue to Quadrille Boulevard) has been completed, a key east/west connection to Downtown and the Historic Northwest. Goals are to improve connections from the Historic Northwest to make it easier for residents to access Downtown amenities and to provide artistic gateway features that will identify the Historic Northwest. Design features include improvements such as a raised bike lane, treed medians, and enhanced shade and lighting.
- **Tamarind Avenue:** The CRA and City have completed designs for the Tamarind Avenue corridor from Banyan Boulevard to Palm Beach Lakes Boulevard. Improvements will include placing overhead lines underground, expanded sidewalks, landscaping, and bicycle facilities, and increased lighting and shade. Phases 1 and 2, that included improvements from Banyan to 7th Street, were completed in September 2024 with the street reopening. Phase 3, with improvements from 7th Street to Palm Beach Lakes Boulevard, are set to begin in late 2025.

- **Rosemary Avenue:** Many of the streets in the Historic Northwest need improvements. The Stull and Lee Report identified several potential greenway streets as important North and South connections to the surrounding neighborhood, namely Rosemary Avenue and Tamarind Avenue, both of which are historically vibrant commercial corridors. The CRA will invest in the Rosemary corridor to upgrade streetscape, lighting, and infrastructure from Clematis Street to 11th Street to continue the Complete Street's theme into the Northwest Community.

Brelsford Park/NoRA/Providencia Park

North Railroad Avenue (NoRA) was officially established as a new sub-district within Brelsford Park in 2022. Spanning from Quadrille Boulevard to Palm Beach Lakes Boulevard, between the FEC Right of Way and Dixie Highway, this area is set to become a dynamic mixed-use district. The development will include crucial infrastructure upgrades, such as undergrounding electrical supplies, enhancing drainage systems, and implementing state-of-the-art streetscapes.

The CRA is collaborating with developers, offering incentives for streetscape improvements, affordable housing construction, and initiatives to attract businesses and create jobs. Phase 1 of the redevelopment began in the summer of 2023, with a groundbreaking ceremony held in June 2023.

On November 14, 2024, the groundbreaking for The Nora Hotel, a 201-key boutique hotel located at 1021 North Railroad Avenue, took place. This hotel is part of the 40-acre mixed-

use development within the Nora District, which is progressing ahead of schedule, with vertical construction already underway. The hotel is expected to be completed by fall 2026.

The Nora Hotel will showcase Mediterranean and Spanish Colonial Revival-inspired design and offer amenities such as a rooftop pool deck, two bars, a lounge area, private cabanas, and a restaurant curated by STARR Restaurants.

The surrounding Nora District will feature a vibrant, walkable environment, with cobblestone streets, landscaped parks, and a mix of hospitality, retail, and office spaces. The improvements to North Railroad Avenue are also currently under construction, with completion anticipated by the first quarter of 2026.

CITY CENTER REDEVELOPMENT AREA

Downtown Core

Clematis Streetscape

Clematis Street is the City's most iconic downtown street and the heart of West Palm Beach. To continue to enhance the public realm through improvements for pedestrians, including wider sidewalks, high-visibility crosswalks, and enhanced shade, as well as through a variety of modern infrastructure and vibrant design elements, the CRA and City began an effort to renew and enhance Clematis Street. Projects have been slated to begin in the short, medium, and long-term future. A robust public process determined that instead of incremental improvements to the street, a complete rebuild of one block at a time was ideal, to avoid high season for the businesses.

The 300 Block of Clematis Street was selected as phase 1 for construction in 2018, followed by the construction of the 100 and 200 blocks in 2019. The third and final phase of construction (400 and 500 blocks) began in April 2020, earlier than anticipated to take advantage of the unfortunate impacts of Covid-19. The project was completed in early fiscal year 2022 and businesses were able to take advantage of the curb-less design by creating social distancing. The final remaining component of the project, the improvement of the intersection at Quadrille and Clematis Street was completed in February 2024, finalizing one of the most important streetscape and pedestrian improvements in the last decade in Downtown West Palm Beach.

West Palm Point

The Tent Site is a prominent piece of CRA land located at 801 S. Dixie Highway. It has long been desired for redevelopment as a key parcel in the heart of Downtown. On April 21, 2020, the CRA entered into a Lease and Development Agreement with Cohen Brothers Realty for the development of a Class A office tower to be located on the Tent Site (West Palm Point).

The valuable property was appraised at $25.7 million and the CRA will receive annual lease payments on this property. The conceptual site plan was approved in August 2020 and obtained subsequent approvals in 2021. Site plan approval was granted by the City Commission on January 10, 2022. The project is currently in the process of obtaining the required building permits. Construction is anticipated to start in early 2025.

Approved design for West Palm Point

Banyan Garage

The Banyan Garage is a public parking garage located at 200 Banyan Boulevard. The garage has reached the end of its useful life and has been reimagined as a mixed-use facility with active ground floor uses and public parking.

The City and CRA are seeking a Public Private Partnership (P3) to finance the construction of a new mixed-use parking garage. CRA Staff will work with the City on this project starting with identifying a consultant to develop a concept/design and to help with structuring the public private partnership opportunity. At the conclusion of 2022, the CRA had developed a scope of work with the Concourse Group to begin consulting on the Banyan Garage beginning in 2023. Concourse Group analyzed the site and are currently preparing the documents to issue an invitation to negotiate.

314 Clematis Street

314 Clematis housed a nightclub for many years after large retail businesses began moving from Clematis Street. To bring more retail businesses to Clematis Street and lower the barriers to entry, the CRA partnered with the property owner at 314 Clematis to develop the property. After cost estimates proved higher than anticipated, the CRA Board chose to purchase the building through proceeds from the Series 2019 Bond.

Currently, the CRA is contemplating future development projects for this iconic downtown property. The 29,181 square foot building was posted in the fall of 2023 for a notice of disposition. The CRA received 2 proposals on the property and completed a site analysis in Spring of 2024. The CRA Board awarded Brand Atlantic/Blue Water Advisors in the summer of 2024 and construction is currently underway. The redevelopment of 314 Clematis will anchor the 300 block with new, upscale offerings that enhance the vibrancy and reputation of Clematis Street, increasing its appeal to residents, visitors, businesses, and new retailers from around the country.

Alleyways

Clematis Street businesses have long experienced the challenge of converting former department store spaces that are deep and wide into current retail and office space needs.

By improving the aesthetics of the alleyways, the businesses have opportunities to activate the rear of their space. The Clematis 300 Block, South Alley, was selected for the initial design and construction for activation of the alleyway spaces. Construction of the Alleyway was completed in 2020 and included new underground infrastructure and undergrounding of low voltage power and cable. The CRA continues to work with property owners to upgrade the rear facades and lighting to create a space that can be activated and utilized for additional connections downtown.

Design for the north side of the 300 Block Clematis Street alley upgrade, inclusive of similar improvements implemented in the south alley, began in 2022 with construction beginning in late 2023 as a CRA/Public Private Partnership. Completion of the improvements on the eastern portion of the alley were completed in March 2024 with a new restaurant utilizing the enhanced public space.

Infrastructure Improvements

- **Chase Avenue/Trinity Park:** The private sector is making significant investments in the CRA's Okeechobee Corridor and Downtown Core subdistricts. In an effort to update the infrastructure in coordination with the private investment and to better connect the two subdistricts, this project is aimed at enhancing connectivity to a new 250,000 office building, green space and historic church. The design for this project has been completed. Construction started in 2024.

Okeechobee Corridor

A new public art installation, Portals, by renowned sculptor Fred Eversley, now graces the newly established Julian Abele Park along the West Palm Beach Waterfront, located at One Flagler. Commissioned through a collaborative partnership between the City of West Palm Beach, Related Ross, the City's Public Art Program (ArtLifeWPB), and the Community Redevelopment Agency, Portals features eight stainless-steel sculptures, each standing 16.5 feet tall, set in a reflection pool.

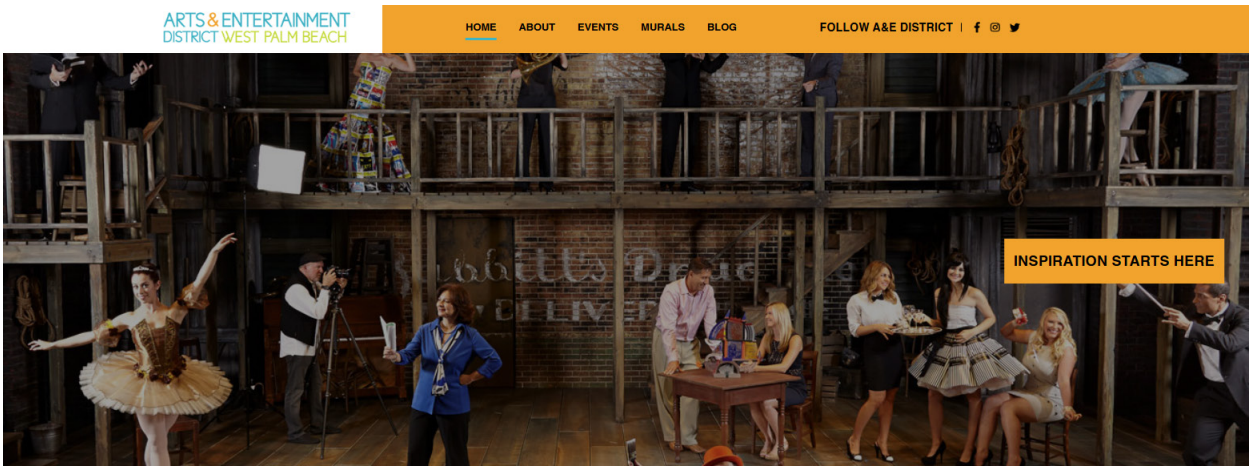
This extraordinary public-private partnership has created a piece of art that is both inclusive and accessible to residents and visitors, adding significant value to our cultural landscape

and further establishing West Palm Beach as a premier destination for arts and culture. The CRA contributed $250,000 to bring this vision to life. We extend our thanks to Fred Eversley for this stunning work that so beautifully reflects our City and to Related Ross for their ongoing partnership and dedication to enhancing our community.

Arts & Entertainment District

The West Palm Beach Arts & Entertainment District is a nonprofit organization whose mission is to engage, promote, and advance diverse arts, culture and entertainment opportunities for residents and visitors of West Palm Beach. larger. The A&E District enhances the appeal of West Palm Beach, drawing attention to its robust arts community that creates a distinct sense of place and contributes to the status of a vibrant city illuminated by its beauty, community economic success and range of creative expression.

Mission Statement: To engage, promote, and advance diverse arts, culture and entertainment opportunities for residents and visitors of West Palm Beach.



Innovative Policing

Innovative policing within the CRA focuses on modernizing law enforcement strategies to improve public safety and community engagement. Key aspects of this approach include the introduction of new bike units, which enhance officers' mobility and their ability to connect with the community. These units allow for a more approachable, visible police presence, especially in high-traffic areas.

The CRA has also supported various assessments, ensuring that police strategies are effective and adaptive to the needs of the community. This includes the use of advanced technology, such as surveillance systems, crime mapping software, and data analytics tools to better understand crime patterns and respond more efficiently.

Additionally, the CRA has invested in ongoing training for law enforcement officers, ensuring they are equipped with the latest skills and knowledge in areas such as community policing, Crime Prevention Through Environmental Design (CPTED), and the use of technology in modern policing. These efforts are part of a broader initiative to enhance public safety while fostering stronger relationships between the police and the communities they serve.

Redevelopment Incentive Programs

Incentive Programs

The CRA continues to offer incentives for businesses and property owners to enhance their properties. In 2023-2024, the Downtown City Center District allocated $16 million, of which $9.5 million was invested in business relocation and incentive grants. However, the beneficiaries had to meet certain requirements and the breakdown was as follows:

- Downtown Core Target Area: $102 thousand.
- Northwest Target Area: $310 thousand.
- Brelsford Park/Providencia Park Target Area: 2.5 million.
- DDA target Area: $6.6 million.

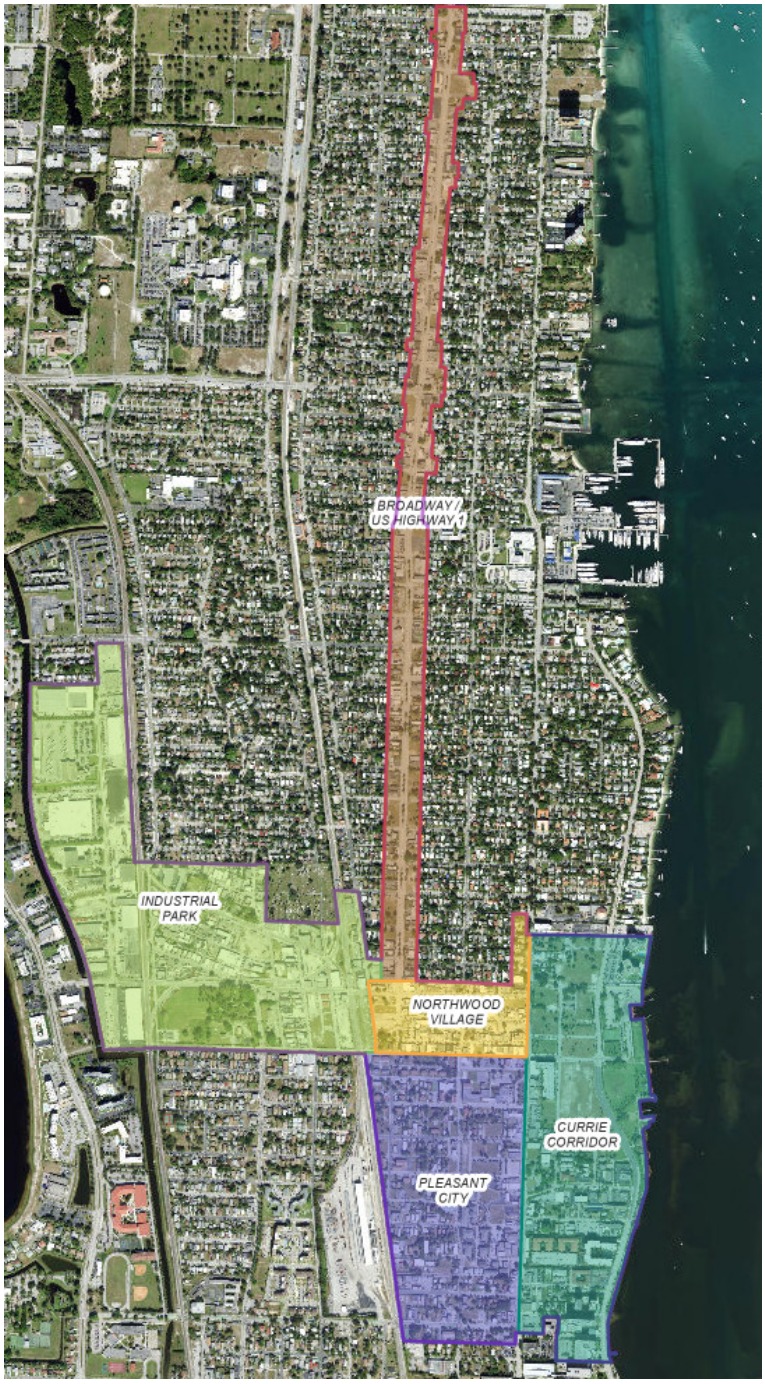
Events and Promotions Assistance Program

While the CRA spearheads community pride and local business building through its own annual events, the Events and Promotions Assistance Program, established in 2019, was designed to strengthen existing events and programs and encourage new ones to be established. This Program offers financial and promotional support to existing, new and emerging events, promotions or programs that support the goals of the Historic Northwest CRA area. The CRA offers a maximum grant of $7,500 with priority given to businesses and individuals from or within the Historic Northwest neighborhood. All grant recipients were required to work with businesses in the district for goods and services needed for the event or promotion. They were also required to work with the City and CRA to coordinate logistics and communications and use the district's branding on all marketing materials.

Northwood/Pleasant City Redevelopment Area

Background

In the Northwood/Pleasant City CRA District ("NPCCRA"), our award-winning marketing and branding campaigns, events and incentive programs transformed Northwood Village.



The CRA created the infrastructure for what became Merry Place and increased homeownership in Pleasant City.

We are currently developing the framework that will allow significant public sector development in the Currie mixed-use district and working on increasing walkability and development potential along Broadway.

The area is approximately 459 acres in size.

Boundary Map

Tax-Base

The following table provides a 10-year summary of historical assessment (taxable) values and increment values for the NPCCRA as of January 1st of each year. While this report generally pertains to FY 2024 activity, the following section also includes FY 2025 property valuation data to highlight current trends. The Taxing Authorities that remit Tax Increment to the NPCCRA include the City and Palm Beach County.

TAXABLE PROPERTY VALUES						
		A		B	=A-B	
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE[8]	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2024	2025	662,557,813	10.8%	86,933,276	575,624,538	12.6%
2023	2024	598,031,470	13.2%	86,933,276	511,098,194	15.9%
2022	2023	528,068,084	14.8%	86,933,276	441,134,808	18.3%
2021	2022	459,851,383	4.7%	86,933,276	372,918,107	5.8%
2020	2021	439,298,522	3.3%	86,933,276	352,365,246	4.2%
2019	2020	425,098,757	5.3%	86,933,276	338,165,481	6.7%
2018	2019	403,823,945	8.9%	86,933,276	316,890,669	11.7%
2017	2018	370,721,582	7.1%	86,933,276	283,788,306	9.5%
2016	2017	346,037,449	11.0%	86,933,276	259,104,173	15.3%
2015	2016	311,740,198	8.7%	86,933,276	224,806,922	12.5%

The following table provides a 10-year summary of historical new construction (taxable) values for the NPCCRA. It should be noted that the following new construction values are included in the gross taxable values set forth in the table above.

NEW CONSTRUCTION					
TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE[9]	TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE
2024	2025	(792,285)	2019	2020	(750,276)
2023	2024	4,084,845	2018	2019	8,770,774
2022	2023	2,510,077	2017	2018	166,460
2021	2022	1,432,356	2016	2017	(156,783)
2020	2021	347,605	2015	2016	240,800

[8] The Taxable Value figures included herein represent those values utilized by the City of West Palm Beach to calculate NPCCRA tax increment revenue and are net of all applicable exemptions. Palm Beach County began utilizing a different Taxable Value with tax roll year 2012 that adjusts for the county-wide senior, historic and/or economic exemptions.

[9] Negative new construction values indicate a net reduction in taxable values and are usually the result of demolitions or properties coming off the taxroll (i.e. purchased by non-profit or governmental entity).

Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the CRA. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer. The following table provides a segmentation of taxable values within the NPCCRA by principal taxpayer for FY 2024.

PRINCIPAL TAXPAYERS			
TAXPAYER	PROPERTY USE	FY 2024 TAXABLE VALUE	% OF FY 2024 TAXABLE VALUE
1515 FLAGLER PROPERTY LP	OFFICE	37,510,000	6.3%
PARK PB LLC	MULTIFAMILY	18,528,189	3.1%
920 N STANLEY PARTNERS LLC	COMMERCIAL	17,312,977	2.9%
1100 25TH ST WEST PALM BEACH LLC	WAREHOUSE	10,208,993	1.7%
2014 CAHUENGA PARTNERS LP &	COMMERCIAL	10,099,236	1.7%
MOUNTAIN WEST PALM REAL ESTATE, INC.	WAREHOUSE	10,088,142	1.7%
1919 N FLAGER DRIVE ASSOCIATES LLC	OFFICE	8,113,127	1.4%
LA BOHEME PROPERTIES INC	MANUFACTURING	7,116,194	1.2%
PB STUDIOS LLC	WAREHOUSE	4,328,836	0.7%
1700 DIXIE LLC	RETIREMENT	4,219,870	0.7%
	TOTAL	127,525,564	21.3%

The following table provides a segmentation of taxable values within the NPCCRA by development for FY 2024.

PRINCIPAL DEVELOPMENTS			
DEVELOPMENT	PROPERTY USE	FY 2024 TAXABLE VALUE	% OF FY 2024 TAXABLE VALUE
FLAGLER POINT CONDOMINIUM	CONDOMINIUM	76,607,751	12.8%
THE SLADE CONDOMINIUM	CONDOMINIUM	58,365,125	9.8%
1515 FLAGLER PROPERTY LP	OFFICE	37,510,000	6.3%
PORTOFINO CONDOMINIUM	CONDOMINIUM	22,631,092	3.8%
PARKLAND REPLAT	MULTIFAMILY	18,528,188	3.1%
BETHESDA PARK	MIXED-USE	17,312,976	2.9%
LA FONTANA APT. OF PALM BEACH INC	COOPERATIVE	17,246,098	2.9%
MAJESTIC TOWERS I	CONDOMINIUM	13,283,852	2.2%
VILLAS LOFTS CONDOMINIUM	CONDOMINIUM	11,150,520	1.9%
AUSTRALIAN PARK	WAREHOUSE	10,208,993	1.7%
	TOTAL	282,844,595	47.3%

Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that make payments to the NPCCRA.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES				
		A	B	=A+B
TAX ROLL YEAR	FISCAL YEAR	CITY OF WEST PALM BEACH	PALM BEACH COUNTY	TOTAL
2024	2025	8.1308	4.5000	12.6308
2023	2024	8.1308	4.5000	12.6308
2022	2023	8.1965	4.7150	12.9115
2021	2022	8.3465	4.7815	13.1280
2020	2021	8.3465	4.7815	13.1280
2019	2020	8.3465	4.7815	13.1280
2018	2019	8.3465	4.7815	13.1280
2017	2018	8.3465	4.7815	13.1280
2016	2017	8.3465	4.7815	13.1280
2015	2016	8.3465	4.7815	13.1280

Tax-Increment Revenues

Contributing Taxing Authorities, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to remit an amount equal to 95% of the difference between[10]:

c) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and

d) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1st of the base year[11], exclusive of any amount from any debt service millage.

[10] Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

[11] The aggregate assessed valuation of taxable real property in the original NPCCRA as of January 1, 1994, used for determining the incremental assessed valuation in future years was $77,201,813. The aggregate assessed valuation of taxable real property in the Expanded Area of the NPCCRA as of January 1, 2001 which is used for determining the incremental assessed valuation in future years totaled $9,731,463. Such valuations are referred to as "Base Year" values and total $86,933,276.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

The Taxing Authorities which are obligated to remit tax increment[12] to the NPCCRA include the City of West Palm Beach and Palm Beach County.

TAX INCREMENT REVENUES					
		A	B	=A+B	
TAX ROLL YEAR	FISCAL YEAR	CITY OF WEST PALM BEACH	PALM BEACH COUNTY	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2024	2025	$ 4,446,274	$ 2,459,406	$ 6,905,679	12.6%
2023	2024	3,947,855	2,184,945	6,132,800	13.2%
2022	2023	3,434,973	1,980,369	5,415,343	16.5%
2021	2022	2,956,933	1,693,182	4,650,115	5.8%
2020	2021	2,793,966	1,599,625	4,393,591	4.2%
2019	2020	2,681,373	1,535,360	4,216,733	6.7%
2018	2019	2,512,682	1,438,678	3,951,360	11.7%
2017	2018	2,250,207	1,288,324	3,538,532	9.5%
2016	2017	2,054,482	1,176,210	3,230,692	15.3%
2015	2016	1,782,533	1,018,710	2,801,243	12.5%

Financial Obligations

The following table provides a listing of the outstanding financial obligations of the NPCCRA.

FINANCIAL OBLIGATIONS			
	TERM	PRINCIPAL BALANCE AT SEPT. 30, 2024	ESTIMATED EXPENSE FY 2025
TAX INCREMENT FINANCIAL OBLIGATION TO DEVELOPERS			
PARKLAND ON THE PARK			
50% OF TAX INCREMENT WITHIN PROJECT	N/A	N/A	N/A
SUBJECT TO $2 MILLION CAP			
15-YEAR TERM FROM 1st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN FY 2026)			
THE SPRUCE			
50% OF TAX INCREMENT WITHIN PROJECT	N/A	N/A	N/A
SUBJECT TO $6.1 MILLION CAP			
20-YEAR TERM FROM 1st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN FY 2027)			
LINE OF CREDIT			
NON-REVOLVING LINE OF CREDIT, SERIES 2023	2031	$ 385,031	$ 202,000
BONDS, NOTES, AND CITY ADVANCES			
TIR REFUNDING BONDS, SERIES 2015	2035	14,635,000	1,647,000
TOTAL		$ 15,020,031	$ 1,849,000

[12] Table represents calculated tax increment revenues based on reported taxable values. Actual collections may vary.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Accomplishments and Project Status Updates

North-End Vision Plan

The CRA developed and adopted a master plan for the North End of West Palm Beach in 2014, which encompasses the Northwood/Pleasant City CRA, three mixed-use districts (Currie Park, Northwood Village, and the Broadway Corridor), the Pleasant City neighborhood, and the Industrial Park Target Area. In addition to the master plan, the CRA amended the Comprehensive Master Plan and zoning regulations for the three mixed-use districts based on the new vision plan.

The CRA organized and conducted a 7-day design workshop within the community that engaged a great number of residents, business owners, and stakeholders within the North End. The goal of the design workshop was to create a vision and an implementation strategy for the redevelopment of the North End, which has faced years of stagnation due to economic downturns and shortfalls in the current zoning regulations.

The CRA has adopted the Comprehensive Plan and zoning amendments for the Currie Mixed-Use District and the Northwood Mixed-Use District and is currently working on the comprehensive plan and zoning and land development amendments for the Broadway mixed-use district to promote the redevelopment of the district as a vibrant mixed-use pedestrian friendly corridor.

Broadway Corridor

The Broadway Corridor is characterized today by crime and blight. The master plan recommended various development scenarios and specific streetscape improvements to the roadway to support the proposed development. The CRA believes that its greatest impact along the Broadway Corridor will be by facilitating development through Public Private Partnerships (P3s). To this end, the 2023 focus was on acquisitions of derelict properties along the north end of the strip which will be held for future negotiations and development of a mix of residential/affordable housing and commercial projects in the district.

Broadway Corridor Roadway Project

The City received a grant in 2016 from the Florida State Legislature for $450,000 to fund the design of a lane-elimination project along Broadway Avenue from 25th Street to 42nd Street. The CRA has been working towards a lane elimination proposal since 2014. The lane elimination application was withdrawn due to concerns from FDOT. Instead, a typical road section was submitted. The redesign of the roadway will encourage redevelopment and economic development through improved walkability for pedestrians and roadway safety. This initiative will empower neighborhoods and improve quality of life. The City continues to work with the Florida Department of Transportation on this initiative.

BMUD

The CRA is currently working in collaboration with the City and Dover Kohl on drafting a revised zoning regulation for the Broadway corridor intended to improve the corridor with an emphasis on providing affordable housing.

Acquisition of 5701 Broadway

The CRA purchased this property in October 2024 and consists of approximately 0.43 acres. The planned redevelopment for this property will be a mixed-use development consisting of residential, some will be affordable housing and retail on the ground floor.

Currie Corridor

Currie Park

In 2020, the CRA retained Chen Moore and Associates to complete a Master Plan and design for Currie Park. The CRA is funding the park design, while park improvements will be funded by a 2020 Parks Bond. Currently, the City has budgeted $8 million for initial improvements to the park. The CRA was instrumental in the application process that resulted in the City being awarded an additional $16.7 million dollars towards infrastructure construction to build resilient seawalls, improve storm water quality, and develop living shorelines, pedestrian hardscaping, and native landscaping, through the FDEO Rebuild Florida General Infrastructure Program.

The final master plan was approved by the CRA Board in June of 2022. The design team focused on creating a space to become a vibrant urban park preserving and enhancing the

experience along the water's edge. They studied the evolution of the Lake Worth Lagoon from freshwater lake to its current state as an urban estuary. They studied the park's relationship to the City and its surrounding neighborhood and focused on strengthening neighborhood connections, enhancing living ecological systems for a resilient future, and creating spaces for public activities. The site components include a public arts plaza, tidal amphitheater, boundless playground, multi-use events lawn, fitness areas, trails, plazas, native gardens, piers, boat ramp, sports courts, and maintains the MLK memorial. Through an RFQ, two construction firms were pre-selected to bid on the construction of the project. Re-construction of the park is scheduled to commence in 2025.

The Currie Park area is situated on the east side of the CRA along the Intracoastal Waterway. This area has the largest number of vacant properties within the North End and the greatest interest for redevelopment due to its location. The master plan for this area focused on creating a physical and visual connection to Currie Park and the waterway. This effort took a significant step forward with the recent adoption of the revised Currie Park Mixed Use District regulations.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Park West

Park West Apartments represents a significant step forward in the ongoing revitalization of the Currie Corridor, combining luxury living with community-focused development. This collaborative initiative, spearheaded by the Community Redevelopment Agency and supported by private investors, introduces new housing units that enhance the area's residential offerings.

Located adjacent to Currie Park, Park West plays a key role in connecting existing redevelopment projects on Northwood Road with potential future growth along Broadway, while also strengthening ties with the neighboring Pleasant City community. The development not only contributes to the physical transformation of the area but also fosters a sense of community and opportunity for new residents. The West Palm Beach celebrated this milestone with Parkland Companies with a grand opening celebration on July 9, 2024.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Northwood Village

The Northwood Village area is the North End's entertainment district with an eclectic mix of restaurants, galleries, and shops. This area's success is due to the rebranding and marketing strategies implemented by the CRA. The district, however, still has room for growth. The master plan proposes a transit-oriented district anchored on the west-end by a future passenger rail station along the FEC railroad.

The District at Northwood

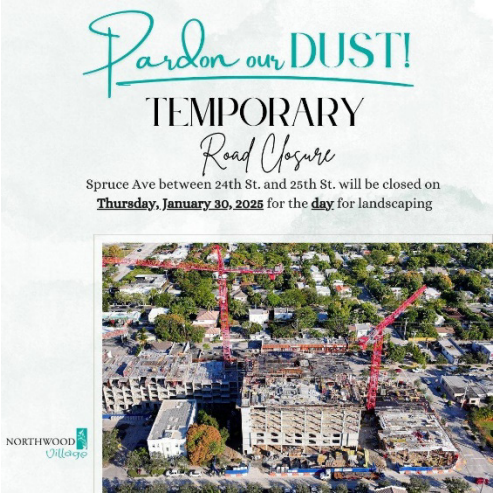
The CRA issued an Invitation to Negotiate (ITN #16-17-500) for the purchase or lease and development of CRA-owned properties prominently located in the Northwood Village area of the City commonly referred to as the "Anchor Site", now The District at Northwood. The parcels were assembled for the purpose of selecting a Developer to design and construct a mixed-use development of significant impact and prominence. The development will be a catalyst for additional development and will provide a central location for pedestrian activity and create a "Village Square".

In September 2020, the CRA Board approved a development agreement with Immocorp Capital for construction of a mixed-use development that will include over 300 apartments, retail, office space and public parking on the Anchor Site. The concept plan was approved by the CRA Board in April 2020. The developer's final site plan was approved by the Planning Board in November 2022 and the developer is currently working on obtaining building permits. Construction of the Anchor Site began in 2023 with foundation work starting in 2024. Project completion is anticipated by the third quarter of 2026.

The Spruce

Affiliated Development has received site plan approval for this new 8-story housing project with 270 units. It will also feature a parking garage, rooftop pool, a sports bar-themed "pub room," a fitness center, a pickleball court and a dog park. The goal for this project is to provide residential housing, including 117 affordable workforce housing units (43% of units), in this up-and-coming community.

Groundbreaking for construction of the project commenced on November 6, 2024.



Clean and Safe Program

In early 2020, the City released an RFP for city-wide security services that included the CRA districts in order to provide seamless security services city-wide. Professional Security Consultant's was selected as the most qualified firm and the CRA entered into a contract with them to provide unarmed roving security guard services for Northwood Village and the Broadway Corridor.

This Innovative Community Policing Program is a tool the CRA uses to help deter criminal activity. Outfitted with only mobile phones, two-way radios and bright yellow shirts, these Security Ambassadors provide roving unarmed security guard services 24 hours a day, 7 days a week, and function as the CRA's eyes and ears on the street.

In cooperation with local law enforcement, the Security Ambassadors provide a reliable source for reporting accidents, illegal dumping, suspicious activities, and assistance with the needs of merchants, visitors, and residents.

In addition to the Security Ambassadors, the CRA has two dedicated vendors in the Northwood Village and Broadway Corridor for garbage collection and landscape maintenance. Together, these contractors assist in keeping the area clean and safe.

Traditional marketing activities and events continue to focus on generating foot traffic and consistent activation for our local businesses. Marketing efforts in the area were highlighted by the following events and promotions aimed at supporting local businesses increasing awareness during active construction.

Marketing

Affiliated Development has received site plan approval for this new 8-story housing project with 270 units. It will also feature a parking garage, rooftop pool, a sports bar-themed "pub room," a fitness center, a pickleball court and a dog park. The goal for this project is to provide residential housing, including 117 affordable workforce housing units (43% of units), in this up-and-coming community.

Nights in Northwood Village: This quarterly celebration, hosted by the CRA for local businesses in Northwood Village, is filled with promotional efforts to increase foot traffic to support the local businesses, live music, and provides a medium to educate the community about ongoing CRA projects and incentives.

Social Media Analytics

During fiscal year 2024, the CRA continued leveraging marketing and social media to strengthen the brand identity and image for the Northwood Area. The Northwood Village Facebook page has over 21,000 and the Instagram page has 2,797 followers and both have seen a steady increase over all engagement metrics. Facebook Page reach has seen an increase of 222.7% from the previous fiscal year as well as a 343.9% increase in content interactions.

Pleasant City

The Pleasant City Neighborhood is the oldest African American neighborhood within the City. The master plan identified specific streetscape improvements, new greenways, and open spaces, as well as infill opportunities for single family.

Affordable Housing

The CRA continues to prioritize home ownership within the Pleasant City Neighborhood. Previously, Habitat for Humanity received five (5) of the vacant lots and successfully finished construction. These homes are now occupied by single family homeowners. Five (5) additional lots were conveyed to Habitat for Humanity in March 2019, two of which have had their groundbreakings and began construction. The additional three (3) lots began construction in 2020, with coinciding groundbreaking ceremonies.

In August of 2020, the CRA conveyed a vacant lot located at 525 Lilac Court to NRH Homes for construction of a single-family home which will be sold to an affordable housing owner-

occupied purchaser. In addition, NRH currently owns most of the properties surrounding 525 Lilac Court (509, 512, 515 and 519 Lilac Court).

The compilation of these properties allowed NRH to construct a total of six new single-family homes in Pleasant City which were completed in 2021 and sold to buyers that best qualified for stable home ownership, providing a good homeownership mix in Pleasant City.

These properties assist the CRA in increasing home ownership within Pleasant City, with the 2020 Census reporting that 45.96% of the active residential units in the area are owner occupied.

Additionally, the CRA continues to focus on providing affordable rental options in the Pleasant City Neighborhood. During 2022, upgrades continued to the CRA-owned development at 608 and 610 23rd Street, with refurbished units made available to qualified lessors.

With the adoption of Resolution 306-22, approved by the City Commission in December 2022, developers can utilize the affordable housing incentive to increase the project height in exchange for an allotment of affordable/workforce housing units within the projects. In Northwood Village, the CRA negotiated a TIF (tax increment financing) agreement with Affiliated Development for an affordable housing allotment in their development located on Spruce Avenue between 24th and 25th street (The Spruce) which will provide 80 workforce housing units in exchange for TIF incentives over a specified number of years.

The CRA also intends to extend these affordable and workforce housing opportunities within the Broadway mixed-use district. To this end, the CRA, purchased land at 5800 Broadway, and entered into a contract to purchase parcels located at 5811 Broadway, 5817 Broadway and 607 57th Street in 2022. These properties will be used to begin the redevelopment of the northern gateway to the City.

Marketing

Quarterly Community Outreach: Held in Pleasant City Community Center, the CRA uses these gatherings not only to update the residents on activities and projects in the area, but to also provide an open platform where residents could be free to voice their concerns and provide feedback.

Industrial Park

This area is made up of numerous entities providing industrial support in transportation, technology, and automotive repair; and is currently home to Brightline's West Palm maintenance hub. The CRA continues to explore avenues to enhance the area for its residents.

The Industrial Park area is one of the last remaining light industrial zones in Palm Beach County and is strategically located near the planned CSX/FEC Railroad connector. As part of the CRA's ongoing commitment to revitalizing this area, we have invested $1.6 million in streetscape improvements along Windsor Avenue, including new sidewalks, decorative fencing, landscaping, and lighting, which help create a seamless transition from industrial to residential spaces.

Looking ahead, the CRA is focused on attracting more businesses to the park and envisions it as a transit-oriented, mixed-use district. The CRA-owned "The District at Northwood," located on the western boundary of Northwood Village, will provide an ideal environment for transit-oriented development, blending retail, office, and residential uses. To better understand the needs of current businesses and attract new ones, the CRA is conducting a comprehensive survey to analyze and improve the business landscape in the park. With its proximity to both railroad and interstate access, the park is perfectly positioned for businesses looking to open, expand, or relocate. The CRA and the City's Economic Development Department are working closely with business owners to consider relocating to the Industrial Park.

Incentive Programs

The CRA is focused on ensuring that the Northwood/Pleasant City area is economically vibrant by capitalizing on its resources and assets, enhancing its amenities, and strengthening the business environment.

One way the CRA strengthens the business environment is through the retention/attraction of businesses through its business development grant programs which include funding for leasehold improvements, façade enhancement, and business assistance.

The CRA allocated $72 thousand and only spent $3.5 thousand considering policies, system implementation and necessary requirements for disbursements related to redevelopment incentives grants, in the Northwood/Pleasant City CRA District in fiscal year 2024. Improvements are needed in 2025 to increase investment in this area.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

A Building Improvement Grant was awarded to Sugaring Global for the complete rehabilitation and addition of a second floor to 2617 Division Avenue.

With a $1.4M renovation and at least $700k generated in wage expenditure, the total economic impact achieved was estimated to be nearly $3.3M.

The CRA hopes this revitalization will serve as a catalyst to attract more private investment in the area, leading to more jobs and industry diversification.

Innovative Policing

In the third quarter of fiscal year 2024, the Community Redevelopment Agency made the strategic decision to hire a Security Manager, aimed at improving safety across its districts. This move was inspired by private-sector best practices and allowed the CRA team to focus on their primary goals while entrusting security management to an expert. The Security Manager's presence has enhanced security operations and streamlined efforts, ensuring effective handling of safety concerns.

The hiring of the Security Manager was in direct response to rising concerns from residents and businesses about safety. This role has played a pivotal part in addressing these concerns by overseeing private security contracts and working closely with the Police Department. A key achievement has been the success of the bike patrol initiative, which has increased police visibility and led to a reduction in crime, greatly improving the community's sense of security.

The Security Manager has also overseen the installation of additional CCTV cameras in key areas, funded by the CRA. These cameras are connected to the Real-Time Crime Center, offering live surveillance, and assisting in crime-solving efforts. This technological advancement has helped deter criminal activities and significantly boosted the ability to monitor incidents and respond quickly.

Communication between the CRA, the Police Department, and the community has improved significantly under the Security Manager's leadership. Acting as a liaison, the Security Manager has fostered trust and ensured that resident concerns are addressed promptly. This role has enhanced community engagement, allowing residents to feel heard and supported by both the CRA and law enforcement.

In areas like Pleasant City and Northwood Village, the Security Manager has adjusted patrol strategies and increased supervisory hours, optimizing resource allocation. These changes have resulted in a noticeable decrease in incidents and heightened security. By prioritizing high-risk areas, the Security Manager has ensured that the most vulnerable neighborhoods receive the attention they need.

The Broadway Corridor has also benefited from the Security Manager's oversight, which has led to more effective incident tracking and streamlined communication with the private security contractor. The introduction of a standardized reporting system has improved documentation, helping the CRA better understand and address security challenges. Additionally, the adjustment of security hours, based on data analysis, ensures that incidents are covered even during late hours.

A further innovation has been the establishment of a dedicated drone team, supported by CRA funding. This new team is part of the West Palm Beach Police Department's advanced policing strategies, providing aerial surveillance to monitor larger areas. The drone team has proven invaluable in preventing and responding to crimes, showcasing the CRA's commitment to utilizing technology for public safety.

All these initiatives align with the CRA's broader neighborhood stabilization strategy, aimed at improving the quality of life in the community. By addressing safety, infrastructure, and economic development, the CRA is creating safer, more vibrant, and thriving districts.

The Security Manager has played a crucial role in this transformation, helping to ensure that our community continues to grow in a secure and supportive environment. As the CRA moves forward, the Security Manager will continue to be integral in maintaining a safe, vibrant, and thriving community.

Performance Data

The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2024 (most recent data available).

- F.S.§163.371

  Performance data is provided for both the City Center and Northwood/Pleasant City Redevelopment Plans including:

  - Total number of activities started and completed and the estimated cost for each activity;
  - Total amount expended for affordable housing for low-income and middle-income residents; and
  - A summary indicating Redevelopment Plan achivements. Within the framework of this data, the redevelopment activities are categorized by achievement. These achievement categories align with the CRA's Financing and Implementation plans discussed earlier in this report.

PERFORMANCE DATA

City Center District

West Palm Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID	1159

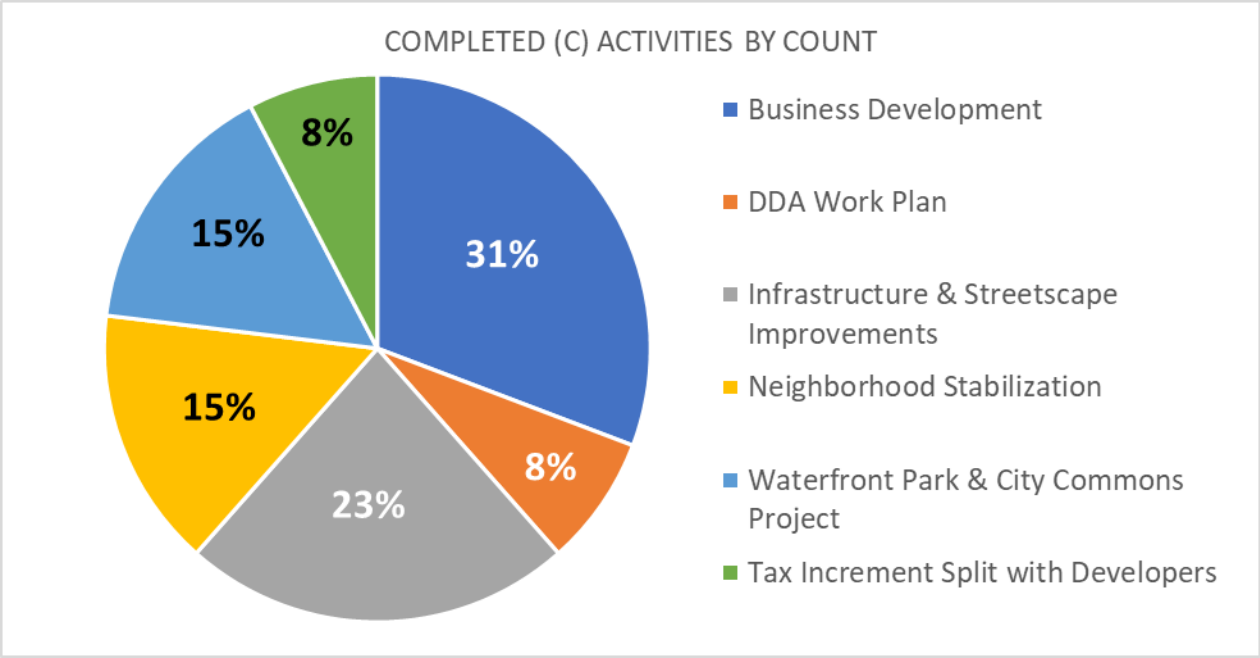
Registered Agent	Mr. Christopher Roog
Mailing Address	401 Clematis St, West Palm Beach, FL 33401
Office Address	401 Clematis St, West Palm Beach, FL 33401
Telephone	(561) 822-1416
Email	Croog@wpb.org
Website	wpb.org/cra
County(ies)	Palm Beach
Local Governing Authority	City of West Palm Beach
Date Created / Established	Monday, September 10, 1984
Creation Documents	City Resolutions 97-84 and 1907-85
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, October 15, 2024

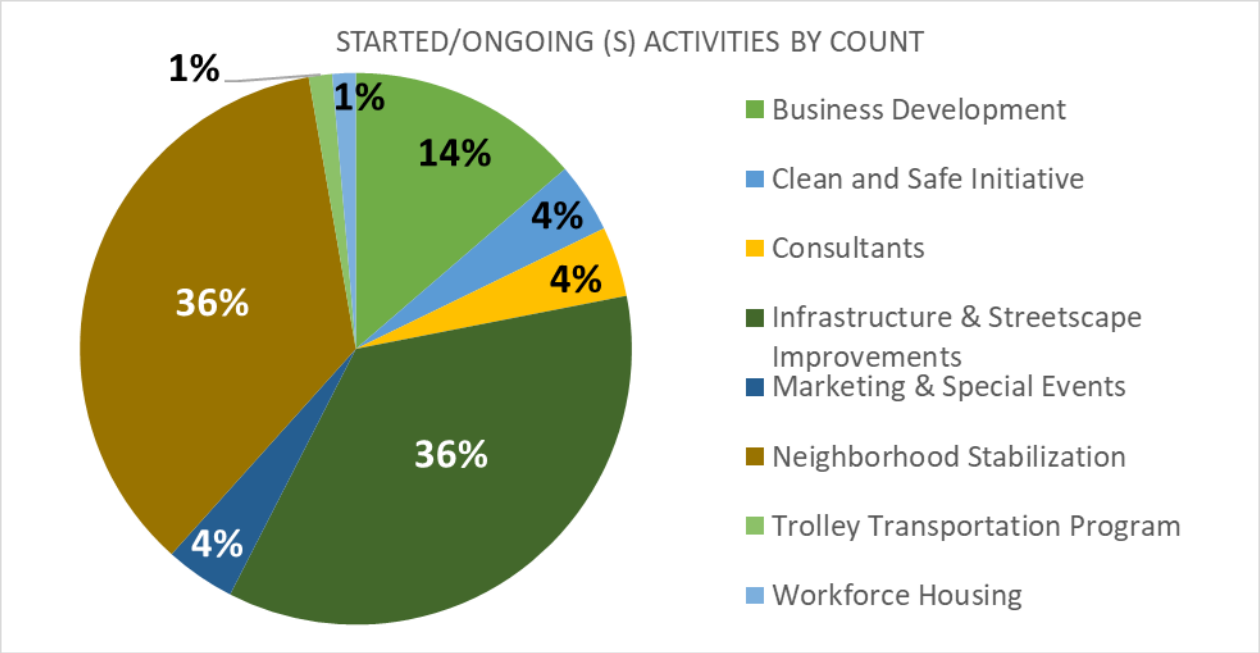
Total number of Activities started and/or ongoing	73
Total number of Activities completed	13
Total amount expended for low and middle income affordable housing	$2,500,000

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN SECTION
Marketing & Special Events	II-B(1,2,5,17,23,30)
Business Development	II-B(1,2,5,15,22,23,24,31)
Clean and Safe Initiative	II-B(1,2,23)
Neighborhood Stabilization	II-B(1,2,5,11,15,21,22,23,24,26)
Trolley Transportation Program	II-B(1,2,7,8,23)
Waterfront Park & City Commons Project	II-B(1,2,5,6,14,17,23)
Infrastructure & Streetscape Improvements	II-B(1,2,6,7,8,10,17,18,23,28)
DDA Work Plan	II-B(1,2,23)
Tax Increment Split with Developers	II-B(1,2,21,23,31)
Housing 1 - Low to Moderate	II-B(1,2,4,22,23,24)
Consultants	II-B(1,2,7,8,17,18,22,23)

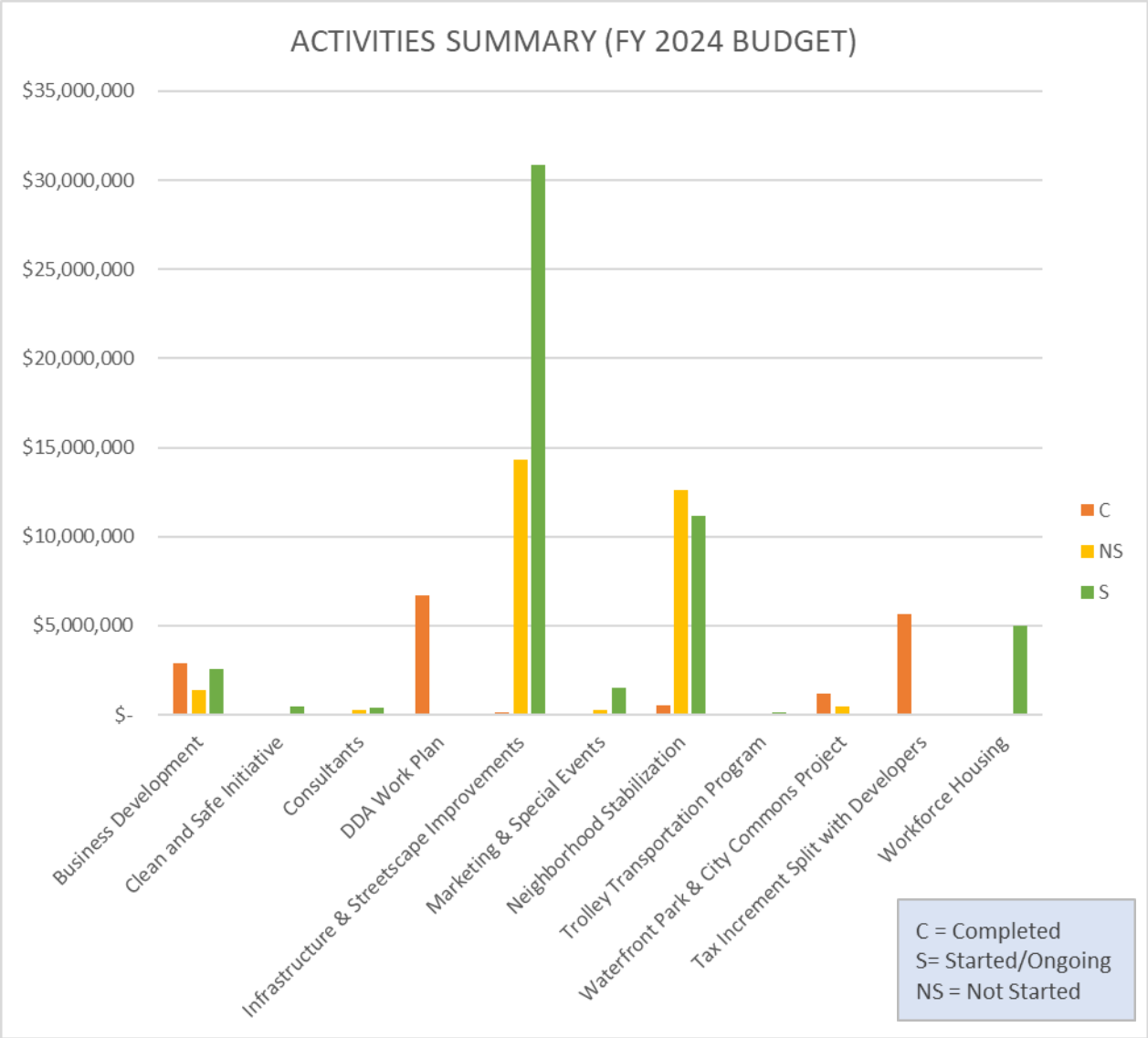
PERFORMANCE DATA





** Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.*

PERFORMANCE DATA



** Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.*

PERFORMANCE DATA

Northwood/Pleasant City District

West Palm Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID	1159

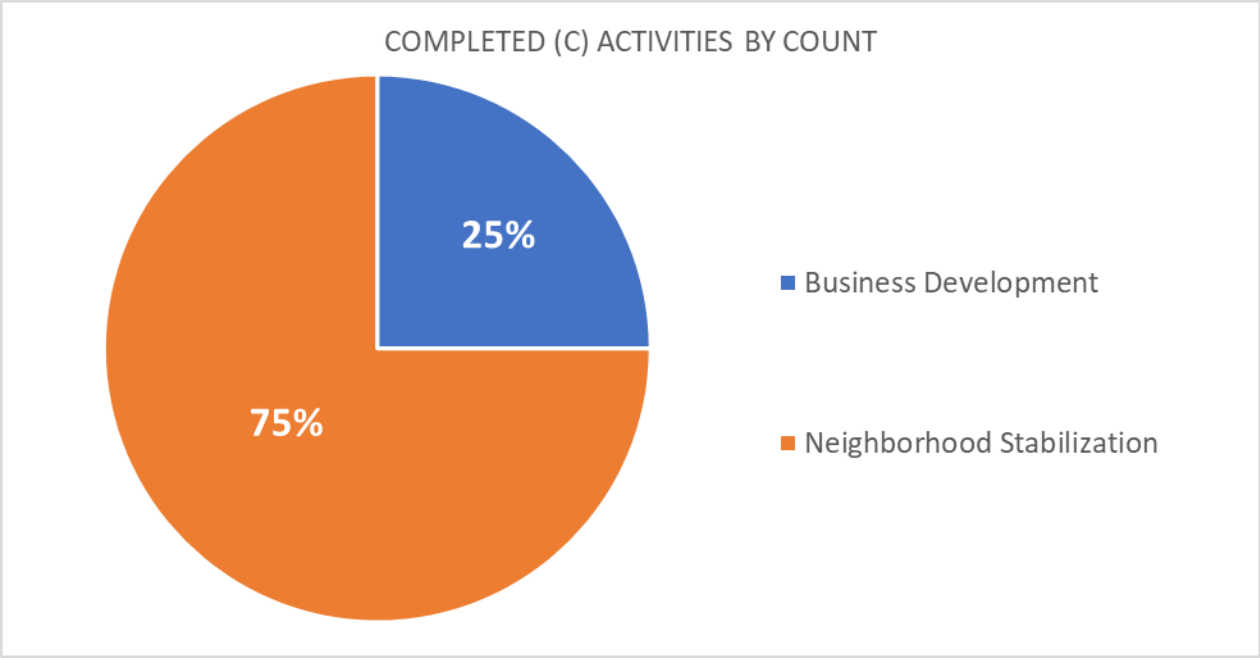
Registered Agent	Mr. Christopher Roog
Mailing Address	401 Clematis St, West Palm Beach, FL 33401
Office Address	401 Clematis St, West Palm Beach, FL 33401
Telephone	(561) 822-1416
Email	Croog@wpb.org
Website	wpb.org/cra
County(ies)	Palm Beach
Local Governing Authority	City of West Palm Beach
Date Created / Established	Monday, September 10, 1984
Creation Documents	City Resolutions 97-84 and 1907-85
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, October 15, 2024

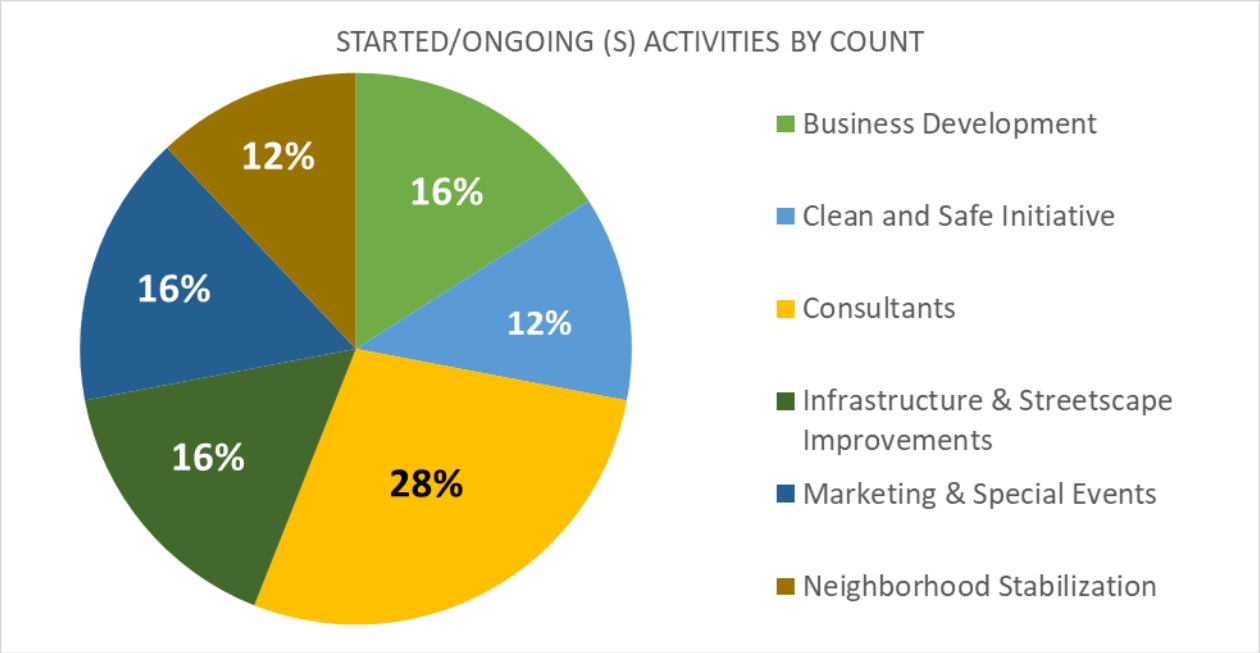
Total number of Activities started and/or ongoing	25
Total number of Activities completed	6
Total amount expended for low and middle income affordable housing	$ 1,500,000.00

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

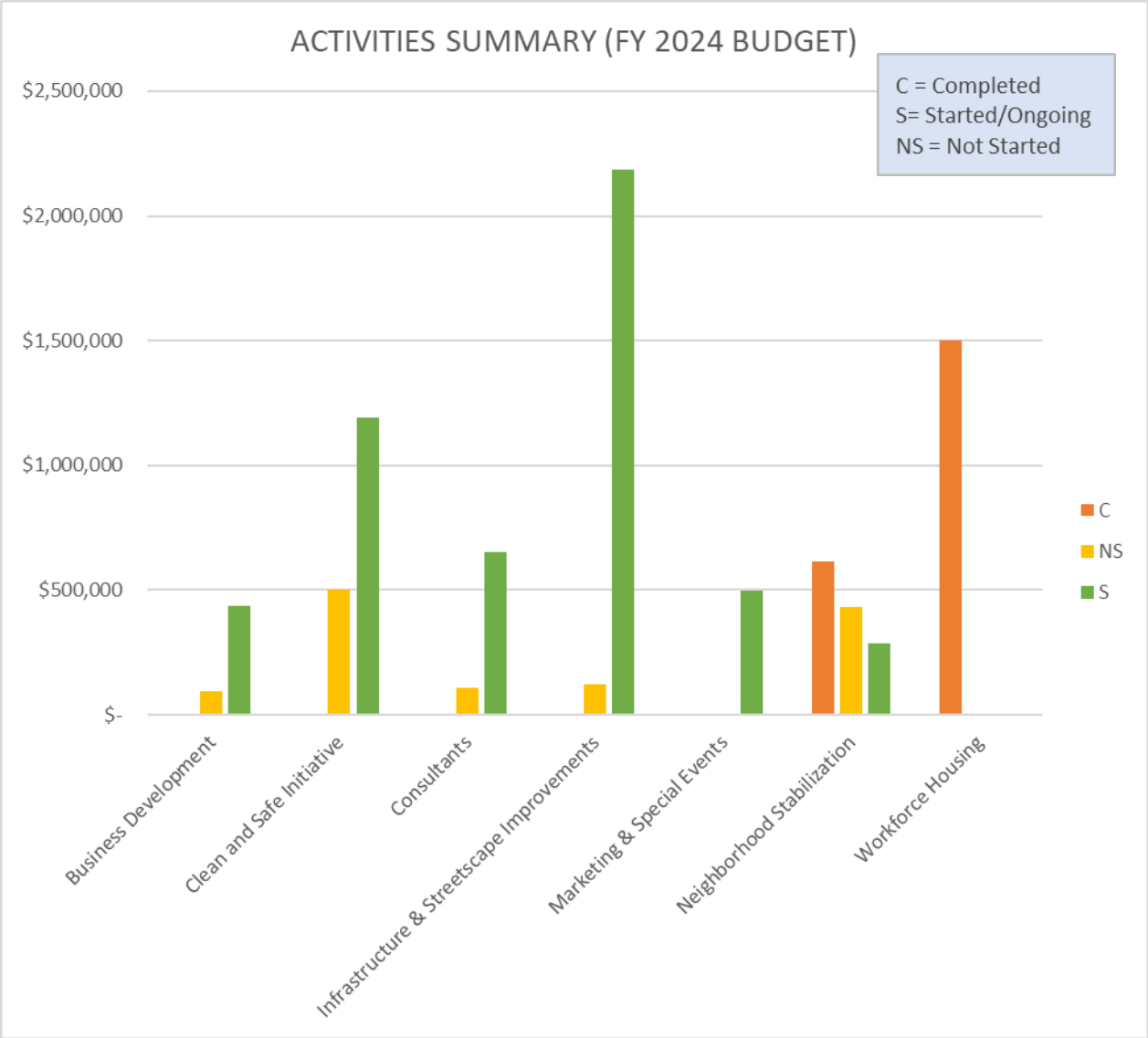
ACHIEVEMENT	CRA PLAN SECTION
Marketing & Special Events	E2,E3,E9,E10,E12,E13,E17
Business Development	E1-E7,E8,E11-E13,E15-E19
Clean and Safe Initiative	E9
Neighborhood Stabilization	E1,E2,E8,E10,E12,E13,E15,E17
Infrastructure & Streetscape Improvements	E1,E6,E11,E12,E15,E17
Consultants	E5,E10,E17

PERFORMANCE DATA





** Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.*


ACTIVITIES SUMMARY (FY 2024 BUDGET)
C = Completed
S= Started/Ongoing
NS = Not Started
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
C
NS
S
Business Development
Clean and Safe Initiative
Consultants
Infrastructure & Streetscape Improvements
Marketing & Special Events
Neighborhood Stabilization
Workforce Housing

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2024, has been prepared in accordance with F.S. §163.371 and 163.387(8).

- F.S.§163.371

  This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

- F.S.§163.387(8)

  The Financial Statements included herein are sourced from the Annual Comprehensive Financial Report ("Financial Report") for the fiscal year ending September 30, 2024. The Financial Report is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website:

  https://www.flauditor.gov/pages/mun_efile%20pages/west%20palm%20beach%20city%20of.htm

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT TRUST FUNDS
BALANCE SHEET
SEPTEMBER 30, 2024
UNAUDITED

	City Center CRA Fund	Northwood/ Pleasant City CRA Fund
ASSETS		
Cash and cash equivalents	$ 56,605,108	$ 6,129,880
Receivables (net):		
Accounts	36,122	14,303
Interest	187,386	19,444
Prepaid items	5,000	-
Lease receivable	375,932	-
Total assets	$ 57,209,548	$ 6,163,627
LIABILITIES		
Accounts payable and accrued liabilities	$ 1,426,171	$ 484,885
Deposits payable	47,137	28,400
Due to other governments	20,145	-
Total liabilities	1,493,453	513,285
DEFERRED INFLOWS OF RESOURCES		
Total deferred inflows of resources	397,264	15,153
FUND BALANCES		
Community Development	55,318,831	5,635,189
Total fund balances	55,318,831	5,635,189
Total liabilities, deferred inflows of resources and fund balances	$ 57,209,548	$ 6,163,627

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT TRUST FUNDS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED

	City Center CRA Fund	Northwood/ Pleasant City CRA Fund
REVENUES		
Taxes	$ 34,940,105	$ 3,979,222
Intergovernmental	22,819,584	2,569,976
Charges for services	383,353	59,168
Rents and royalties	255,949	-
Investment income (loss)	3,393,299	463,452
Miscellaneous	123	-
Total revenues	61,792,413	7,071,818
EXPENDITURES		
Current:		
General government	211,138	-
Economic environment	29,219,228	5,266,160
Capital outlay	3,957,818	415,009
Debt service:		
Principal	2,885,000	1,060,000
Interest and fiscal charges	1,217,630	541,249
Total expenditures	37,490,814	7,282,418
Excess (deficiency) of revenues over (under) expenditures	24,301,599	(210,600)
OTHER FINANCING SOURCES (USES)		
Disposal of capital assets	326,736	-
Transfers out	(7,317,500)	-
Total other financing sources (uses)	(6,990,764)	-
Net change in fund balances	17,310,835	(210,600)
Fund balances—beginning	38,007,996	5,845,789
Fund balances—ending	$ 55,318,831	$ 5,635,189

SUPPORT
Local
DOWNTOWN
WEST PALM BEACH