



**West Palm Beach  
Community Redevelopment Agency**

**AGENDA**

**April 5, 2021  
4:00 P.M.**

**IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY CLERK'S OFFICE, 401 CLEMATIS STREET, WEST PALM BEACH, FLORIDA 33401, {(561) 822-1210}**

**MAYOR  
KEITH A. JAMES**

**CITY COMMISSION  
PRESIDENT JOSEPH A. PEDUZZI**

**COMMISSIONER KELLY SHOAF  
COMMISSIONER CHRISTY FOX**

**COMMISSIONER SHALONDA WARREN  
COMMISSIONER CHRISTINA LAMBERT**

**ADMINISTRATION  
CRA EXECUTIVE DIRECTOR, CHRISTOPHER ROOG  
CITY ATTORNEY, KIMBERLY ROTHENBURG  
TREASURER, MARK A. PARKS  
CITY CLERK, HAZELINE CARSON**

## **1. ROLL CALL**

**CIVILITY AND DECORUM:** The City of West Palm Beach is committed to civility and decorum by its officials, employees and members of the public who attend this meeting. The City Code, Secs. 2-31(8), 2-31(18) and 2-31(22), provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the City Commission as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.

**COMMENTS FROM THE PUBLIC FOR NON-AGENDA ITEMS:**

**COMMENTS FROM THE BOARD:**

**ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA:**

**CONSENT CALENDAR (2-3):**

- 2. Minutes of the Community Redevelopment Agency Meeting of March 8, 2021.**  
*Agenda Cover Memorandum No.: 23165*

**Staff Recommended Motion:**

Approve the Minutes of the Community Redevelopment Agency Meeting of March 8, 2021.

3. **Resolution No. 21-16 authorizing an interlocal agreement for the amount of \$9,500 between the City of West Palm Beach and the West Palm Beach Community Redevelopment Agency for the funding of a rainbow-colored crosswalk reflecting the pride flag at the intersection of Northwood Road and Spruce Avenue.**

**RESOLUTION NO. 21-16: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROJECT FUNDING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF THE NORTHWOOD VILLAGE RAINBOW CROSSWALK FOR AN AMOUNT NOT-TO-EXCEED \$9,500; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 23166*

**Staff Recommended Motion:**

Approve Resolution No. 21-16.

**Background:**

The LGTBQ community and members of the Northwood business community requested a rainbow-colored crosswalk to reflect the colors of the Pride Flag at the intersection of Northwood Road and Spruce Avenue. The City Commission of the City of West Palm Beach desired to recognize all members of the City community, including all LGTBQ members and found that the requested rainbow-colored crosswalk implements the Commission's desire. Through Resolution No. 247-20, the City Commission previously granted Face of the City approval of the design features of the rainbow-colored crosswalk in Northwood Village.

The total project price is \$14,500. The City requested funding assistance from the CRA in an amount not-to-exceed \$9,500 to assist in funding the installation of the Rainbow crosswalk. Resolution No. 21-16 approves a funding interlocal agreement to establish the authority for the City to access and encumber CRA funds for the project. There is a companion item on the City Commission Agenda as Resolution No. 70-21.

Commission District 1: Commission Kelly Shoaf.

**Fiscal Note:**

Public Art support is budgeted for \$9,500 in the Northwood Business District Target Area.

**RESOLUTIONS (4-5):**

**4. Resolution No. 21-17 approving the conceptual design plan for the Anchor Site.**

**RESOLUTION NO. 21-17: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE CONCEPT PLAN FOR THE PROPERTY KNOWN AS THE “ANCHOR SITE” CONSISTING OF TWELVE PARCELS LOCATED AT THE TERMINUS OF NORTHWOOD ROAD SUBMITTED BY WPB NORTHWOOD PROPERTY, LLC.; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 23167*

**Staff Recommended Motion:**

Approve Resolution No. 21-17.

**Background:**

The West Palm Beach Community Redevelopment Agency is the owner of the following various real property parcels, which collectively are referred to as the “Anchor Site”:

- 2400 Broadway, West Palm Beach, FL 33401 PCN# 73-43-43-09-05-050-0230
- 2446 Broadway, West Palm Beach, FL 33401 PCN# 73-43-43-09-05-050-0210
- 2401 Broadway, West Palm Beach, FL 33401 PCN# 73-43-43-09-05-049-0070
- 2425 Broadway, West Palm Beach, FL 33401 PCN# 73-43-43-09-05-049-0010
- 2501 Broadway, West Palm Beach, FL 33401 PCN# 73-43-43-09-05-048-0110
- 2505 Broadway, West Palm Beach, FL 33401 PCN# 73-43-43-09-05-048-0010
- 2501 Pinewood Ave., West Palm Beach, FL 33401 PCN# 73-43-43-09-05-053-0040
- 701 23rd St., West Palm Beach, FL 33401 PCN# 73-43-43-09-05-053-0010
- 610 25th St., West Palm Beach FL 33401 PCN# 73-43-43-09-05-048-0050
- 604 25th St., West Palm Beach, FL 33401 PCN# 73-43-43-09-05-048-0030
- 609 24th St., West Palm Beach, FL 33401 PCN# 73-43-43-09-05-048-0080
- 550 Northwood Road, West Palm Beach, FL 33401 PCN# 73-43-43-09-05-052-0500

The CRA issued Invitation to Negotiate 17-18-501 for the purchase/lease and development of the Anchor Site. The CRA Board heard presentations from interested developers and selected Immocorp Ventures, LLC, with which to negotiate for the development and lease of the Anchor Site.

Resolution No. 20-19 approved a Term Sheet negotiated by staff and Immocorp Ventures setting forth the primary terms for the further negotiation of a Property Development and Ground Lease Agreement for the Anchor Site and Resolution No. 20-53 approved the Lease Agreement for the development of the Anchor Site.

The fully executed Property Development and Ground Lease Agreement was approved by Resolution No. 20-53 and signed on September 22, 2020, at which point the timelines for milestones began. Section 7.1 (a) and 7.2.1 the Property Development and Lease Agreement provide that the Concept Plan is to be presented to the CRA and subsequently approved by the CRA Board within six (6) months of execution of the Agreement, which would be by March 22, 2021. The CRA received the Concept Plan on March 4, 2021.

The CRA Board must approve the concept plan before the next milestone for development completion begins. Once the developer receives approval of the Conceptual Plan, Section 7.1 (b) states that the developer must submit for Government Approvals within six (6) months of approval of the conceptual plan and Section 7.1 (c) states that all Government Approvals must be complete within twelve (12) months of submitting its applications.

Resolution No. 21-17 approves the concept plan of the proposed development by the CRA as the property owner. The Developer will need to obtain Government Approval by the City that the proposed plan meets all code requirements; and adjust the plans to meet these requirements, or a request waivers for compliance with code requirements, as determined by the City review process.

CRA District: Northwood / Pleasant City.

Commission District 1: Commissioner Kelly Shoaf.

**Fiscal Note:**

No fiscal impact.

**5. Resolution No. 21-22 authorizing the CRA to lease the CRA-owned properties located at 608 and 610 23rd Street.**

**RESOLUTION NO. 21-22: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CRA TO LEASE THE PROPERTIES LOCATED AT 608 AND 610 23RD STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 23168*

**Staff Recommended Motion:**

Approve Resolution No. 21-22.

**Background:**

The CRA entered a partnership with the Center for Creative Education ("CCE") in 2013 for the Artist in Residence ("AIR") Program. This program offered subsidized rent (\$350 per month) for artists that provide 16 to 20 hours per month via free art-based educational programming/classes for the Northwood/Pleasant City Community. The AIR Program was originally meant to be a temporary program to help incubate artists. The current AIR Program contract between the CRA and CCE expires on June 1, 2021 and has exhausted

all limited term extensions. The summary of the AIR Program from January 2014 through March 2020 is provided for backup. The CRA was operating the Lot 23 Artists in Residence Program (this includes management fees and property maintenance) at a loss of approximately \$26,651.32, annually.

See below:

OPERATING STATEMENT - As of FY2019-2020

(GRI) Gross Rental Income:	\$29,000.00
(VCL) Vacancy & Collection Losses:	\$(7,550.00)*
(EGI) Effective Gross Income:	\$21,450.00
(TOE) Total Operating Expenses:	\$(23,289.30)
Repairs & Maintenance:	\$11,951.69
Landscaping and Irrigation:	\$1,950.00
CAM Utilities:	\$3,150.00
Non-Ad Valorem Taxes:	\$760.00
Insurance:	\$5,477.61
Lot 23 Program Costs:	\$(24,812.02)
Management Fees:	\$21,600.00
Supply costs for classes reimbursed to CCE:	\$3,212.02
(NOI) Net Operating Income:	(\$26,651.32)

\*\*Includes COVID rent waiver for the months of May and June 2020

There are seven (7) remaining tenants in the Lot 23 apartments with all leases expiring on or before June 30, 2021. A Notice of Non-Renewal of Residential Lease/Sunset of AIR Program Letter was sent to all seven (7) remaining tenants via U.S. Mail and email on March 5, 2021. All tenants are eligible to apply for temporary rental and/or security deposit assistance up to a maximum of \$3,000 per household (based upon funding availability) through the City's Housing and Community Development Department's Housing Stabilization Program. With the Blum Park Visioning underway and the Anchor Site Development in the works, CRA staff intends to retain ownership of these properties. CRA staff established four (4) potential options of how to proceed with these properties and presented them to the CRA Advisory Board (CRAAB) on March 12, 2021. The CRAAB agreed with the CRA's recommendation to move forward with leasing out the spaces at workforce-priced housing and voted unanimously to support that option. Below is an overview of this option for the CRA Board's consideration:

- a. The CRA will lease the properties out at workforce priced housing to recoup some of the funds that have been lost over the last several years via the AIR program and property maintenance.
- b. Market rate rental rate: \$1,200.

- c. Proposed CRA lease rate: \$850 (just over 100% AMI Workforce Housing Rate; 29.13% Discount).
- d. CRA will retain a property management company to assist with leasing and ongoing maintenance.
- e. CRA will invest an up-front capital cost to refresh all units after vacancy.
- f. Preserves affordable housing.
- g. Preserves loss of income.
- h. Preserves property for future Blum Park Visioning Development.
- i. GROSS CRA INCOME/YEAR (see breakdown below):

Year 1: \$212.39  
Years 2+: \$40,212.39

Projected FY 2021/2022 Financials

(TOE) Total Operating Expenses:	(\$81,387.61)
Property Renovations/Improvements (budget \$5,000/unit for appliances, new paint, etc.)***:	\$40,000
Property Maintenance:	\$15,000
Landscaping and Irrigation:	\$2,000
CAM Utilities:	\$3,150
Non-Ad Valorem Taxes:	\$760
Insurance:	\$5,477.61
Property Management:	\$15,000
(GRI) Gross Rental Income:	\$81,600
(NOI) Net Operating Income:	\$212.39

\*\*\*Year 1 expense only

Commission District 1: Commissioner Kelly Shoaf.

**ADJOURNMENT:**

**NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CITY COMMISSION AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.**