



401 Clematis Street  
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[www.wpb.org](http://www.wpb.org)

Mayor Keith A. James  
Commission President Joseph A. Peduzzi (District 4)  
Commissioner Kelly Shoaf (District 1)  
Commissioner Shalonda Warren (District 2)  
Commissioner Christy Fox (District 3)  
Commissioner Christina Lambert (District 5)

CRA Executive Director Christopher Roog  
City Attorney Kimberly Rothenburg  
City Clerk Hazeline Carson

**City of West Palm Beach**  
**Special Community Redevelopment Agency**  
**PASS/FAIL Agenda**  
**Monday, January 24, 2022**  
**4:00 PM**

In accordance with the provisions of the Americans with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall, within three days prior to any proceeding, contact the City Clerk's Office, 401 Clematis Street, West Palm Beach, FL 33401, (561) 822-1210.

## 1. CALL TO ORDER

## 2. CIVILITY AND DECORUM

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

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

## 3. RESOLUTIONS-APPROVED

- 3.1. Resolution No. 22-10 approving leases for 608 23rd St and 610 23rd St (Lot 23).

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-10; A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROVAL OF LEASES FOR CRA OWNED PROPERTY AT 608 AND 610 23RD STREET (LOT 23) PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-10.

**Background Information:**

The Community Redevelopment Agency owns 608 and 610 23rd Street which was previously rented under the CRA's Artists in Residence Program. The leases executed under the program expired June of 2021, and the units were vacated. The CRA began marketing 610 23rd Street for lease on November 8, 2021. The marketing material advertised how to locate the leasing application which is on the CRA website. We sent out marketing flyers to 5,567 households in the north end of the City. The applicants for these properties were chosen on a first come-first qualified basis. Qualified applicants are applicants that submit complete applications along with ID, proof of citizenship, approved income verification and Social Security Cards. They have no felonies and have no previous evictions. The first come/first qualified tenants are Lynn Morris, Nina Palucci, Norm Jean Register- McDermoth, and Stephanie Davis. The proposed rental rates are based on the Florida Housing Finance Corporation for Multi Family Rental Programs schedule by Palm Beach County, which sets a maximum rental rate that is allowed to be charged. Based on the income levels, household members and number of bedrooms the maximum rate for the tenants was \$963/mo. We decided to use \$850/month (\$10,200 per year) as the rental rate for these units. The leases are twelve month leases.

Regarding 608 23rd St, the CRA has to perform some property improvements which include roof and cement repairs. This work is estimated to be completed by May 1, 2022. We are proposing to lease these units at that point. In the meantime, Drama Works expressed an interest in leasing 608 23rd Street for three months. So instead of leaving these units vacant, the CRA will have a paying tenant and will have also helped a local business. Under the proposed lease, units A-C will be rented for three months for \$7,650 and Unit D will be leased for one month for \$850 for a total of \$8,500.

Approval of Resolution No. 22-10 authorizes the chair to execute leases for 608 and 610 23rd Street.

Payment proceeds will be credited to revenue account 107.014500.362101.10383618.

**Fiscal Note:**

CRA will be paid \$850 per month per unit. There are eight units. The revenue totals \$6800 per month or \$81,600 per year.

#### 4. 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.