



401 Clematis Street  
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Mayor Keith A. James  
Commission President Christy Fox (District 3)  
Commissioner Cathleen Ward (District 1)  
Commissioner Shalonda Warren (District 2)  
Commissioner Joseph A. Peduzzi (District 4)  
Commissioner Christina Lambert (District 5)

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

**City of West Palm Beach  
Community Redevelopment Agency  
Agenda  
Monday, June 13, 2022  
3:00 PM**

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

**1. CALL TO ORDER**

**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. COMMENTS FROM THE PUBLIC**

Public comments are limited to 3 (three) minutes. Anyone wishing to address the Commission should complete a "Comments by the Public" card and present it to the City Clerk prior to the Public Comments. When you are called to speak, please go to the podium and state your name and address for the record prior to addressing Commission. The Commission will not discuss the matter nor respond to the comment this evening. Comments made will become part of the record and may be addressed at a later date.

**4. COMMENTS BY THE MAYOR AND CITY COMMISSIONERS**

## 5. ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA

## 6. CONSENT CALENDAR

All items listed under the consent calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items.

- 6.1. Minutes of the Community Redevelopment Agency Meeting of April 18, 2022

**Originating Department:**

Mayor's Office

- 6.2. Minutes of the Community Redevelopment Agency Meeting of May 2, 2022

**Originating Department:**

Mayor's Office

- 6.3. Minutes of the Special Community Redevelopment Agency Meeting of May 16, 2022

**Originating Department:**

Mayor's Office

- 6.4. Resolution No. 22-28 appointing Robin Galanti to the Community Redevelopment Area Advisory Board.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-28: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING ROBIN GALANTI TO THE COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

With the adoption of Resolution No. 00-56 and as further amended by Resolution No. 20-70, the West Palm Beach Community Redevelopment Agency (the "CRA") created a Community Redevelopment Area Advisory Board (the "CRAAB") for the Northwood/Pleasant City District for the purpose of assisting the CRA in the formulation and implementation of plans and programs for the District consistent with the Community Redevelopment Act; and

Pursuant to Resolution No. 20-70, the CRAAB shall consist of nine (9) voting members from the following groups or organizations:

1. One (1) member who is the owner of a business located in the Northwood/Pleasant City District; Currently filled by Denise T. Williams
2. Two (2) at-large members from the Northwood/Pleasant City District; Currently filled by Gregory Gryczan and Order Pisaneschi
3. One (1) member representing the Chamber of Commerce of the Palm Beaches; Currently filled by John Carpenter
4. One (1) member representing a 501(c)(3) non-profit community-focused organization located in the Northwood/Pleasant City District; Currently filled by Craig Glover
5. One (1) member representing a financial institution with an office in the City of West Palm Beach; Currently filled by Thais Sullivan
6. One (1) property owner from the Northwood area of the Northwood/Pleasant District; Currently filled by Angela Ogburn
7. One (1) property owner from the Pleasant City area of the Northwood/Pleasant District; Currently filled by Errol Darville
8. One (1) member who is an architect, landscape architect, planner or engineer; Currently filled by Michael Howe
9. One (1) member with legal background; Currently filled by William Holland
10. One (1) member who is a general contractor or who has private sector development related experience. Position to be filled

Robin Galanti is nominated to service as the member with private sector development experience.

Commission District 1: Commissioner Cathleen Ward.

## 7. RESOLUTIONS

- 7.1. Resolution No. 22-15 authorizing a grant in an amount not-to-exceed \$20,000 under the Northwest Neighborhood Paint, Plant and Pave Program to Doris E. Harvey and Tracy M. Shipp for improvements to the property located 309 Division Avenue.

**Originating Department:**  
Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-15: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GRANT IN AN AMOUNT NOT-TO-EXCEED \$20,000 UNDER THE NORTHWEST NEIGHBORHOOD PAINT, PLANT & PAVE PROGRAM TO DORIS E. HARVEY AND TRACEY M. SHIPP FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 309 DIVISION AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-15.

**Background Information:**

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District which included various incentives targeting the Historic Northwest Neighborhood. The Paint, Plant and Pave Program (the "Program") was included and encourages improvements to single-family, homesteaded owner-occupied homes in the neighborhood. The grant, pursuant to the Program, will allow interior and exterior improvements including, but not limited to, painting, driveway repair, landscape and irrigation.

The CRA received an application from Doris E. Harvey and Tracey M. Shipp for a grant pursuant to the Program for the property located at 309 Division Avenue. The application submitted is for qualifying interior and exterior improvements which includes painting, fencing, paving and installation of an alarm system. This is a viable project and meets the criteria set forth under the Program and the grant is a direct grant in an amount not to exceed \$20,000.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

\$20,000 funded through the CRA Redevelopment Incentive Program.

- 7.2. Resolution No. 22-26 authorizing a Facade Grant to Eduardo J Gutierrez in the amount of \$75,000 for improvements to the property located at 901 N. Sapodilla Avenue.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-26: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING A GRANT IN THE AMOUNT OF \$75,000 UNDER THE FACADE AND EXTERIOR IMPROVEMENT PROGRAM TO EDUARDO J GUTIERREZ,

FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 901 N. SAPODILLA AVENUE; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE A GRANT AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-26.

**Background Information:**

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District. In June 2006, the CRA Board formally adopted nine (9) incentive programs, many of them targeting the Historic Northwest neighborhood. One such program, the Facade and Interior and Exterior Improvement Grant Program, is intended to encourage property owners to upgrade the interior and exterior of existing buildings.

The CRA received an application from Eduardo J. Gutierrez for a grant under the Interior and Exterior Facade Grant Program for the property located at 901 N. Sapodilla Avenue in the Historic Northwest Target Area. This is a viable project and meets the criteria set forth in the Facade Grant Program. The application submitted is for qualifying exterior and interior renovations to an existing structure. The renovations includes, but is not limited to, repairing and repainting the exterior, installation of new windows, new electric, plumbing and kitchen remodel, landscaping and irrigation for a total project cost of \$98,000. In accordance with the Interior and Exterior Facade Program, the applicant is required to contribute 20% of the construction cost and the Agency will contribute 80% not to exceed \$75,000.

Resolution No.22-26 approves a grant to Mr. Gutierrez in the amount of \$75,000 for qualifying improvements to the property located at 901 N. Sapodilla Avenue.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

\$75,000 funded through the CRA Redevelopment Incentive Program.

- 7.3. Resolution No. 22-27(F) authorizing the transfer of CRA funds in fiscal year 2021/2022 to provide funding for the Northwood Road extension conceptual alignment study.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-27(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY

REDEVELOPMENT AGENCY AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2021/2022 FOR THE PURPOSE OF AMENDING THE NORTHWOOD/PLEASANT CITY FUND BUDGET TO PROVIDE FUNDING FOR THE NORTHWOOD ROAD EXTENSION CONCEPTUAL ALIGNMENT STUDY, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-27(F).

**Background Information:**

Last November 15, 2021, the City Commission approved Ordinance No. 4964-21 and Ordinance No. 4963-21 introducing zoning changes to the Currie Mixed use District and including the extension of Northwood Road from Dixie Highway to Flagler Drive as a desired future roadway extension.

The approved regulations include height incentives for the development of the parcels located within the Core IA district adjacent the proposed Northwood road extension in exchange for the dedication of the necessary right of way within 3 years of the approval of Ordinance 4963-21, and the construction of the new roadway extension within five years of the approval of Ordinance No. 4963-21.

The City has retained the services of Chen Moore and Associates (CMA) for the conceptual alignment study for the Northwood Road extension. The CRA has agreed to front the cost of the study in an amount of \$168,080 while the developer allocates the funds for the design and construction of the road according to the adopted CMUD incentive.

Commission District 1: Commissioner Cathleen Ward.

- 7.4. Resolution No. 22-29 approving the agreement with Redevelopment Management Associates, LLC for providing project services and operation to the CRA.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-29: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AGREEMENT FOR THE PROVISION OF PROJECT SERVICES AND OPERATION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) AND REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC. (RMA); PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-29.

**Background Information:**

The City of West Palm Beach Community Redevelopment Agency ("the CRA") issued RFQ No. 21-22-400 requesting proposals to provide consulting services and staffing to the CRA. Redevelopment Management Associates, LLC (RMA), which has provided management and operation services to the CRA since its inception, was determined to be the best qualified firm to provide the services.

In the renewed agreement, RMA will provide all the following full time staff to the CRA:

- Project Manager II
- Project Manager I
- Construction Manager
- Real Estate Manager
- Marketing Coordinator
- Marketing Coordinator

Services provided by RMA will be inclusive of any service needed to meet the goals and objectives as established by the CRA, and to meet regulatory requirements, with the exception of major, non-routine assignments.

Remuneration under the new agreement will be \$897,000.00 annually, or \$74,750.00 monthly. This represents an annual decrease of \$299,280 or 25% from the previous annual rate, due to the fact that the Executive Team of the CRA are now City employees. Additional services requested by the CRA may be negotiated on an as-needed basis.

The agreement is for an initial term of 3 years, with an option to extend for two additional years, and includes an escalation clause of 3% for each year. The Agreement may be terminated with cause upon thirty (30) days written notice, and without cause upon sixty (60) days written notice.

- 7.5. Resolution No. 22-21 approving a conveyance agreement between the Community Redevelopment Agency and Styx Design Build LLC for CRA owned property at 614 7th Street.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-21: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A CONVEYANCE AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY

REDEVELOPMENT AGENCY AND STYX DESIGN BUILD, LLC, TO CONVEY CRA-OWNED PROPERTY LOCATED AT 614 7 STREET, WEST PALM BEACH, FLORIDA 33401, TO STYX DESIGN BUILD, LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-21.

**Background Information:**

Alfonso Hernandez Architect LLC, submitted a un-solicited proposal on July 8, 2022 to the Community Redevelopment Agency for the conveyance of Community Redevelopment Agency property located at 614 7th Street. The CRA then proceeded to submit a 30-day notice of disposal on 614 7th Street on August 10, 2022.

We received no offers on the property and began negotiations with Alfonso Hernandez.

Per the agreement, Styx Design Build, LLC (formerly Alfonso Hernandez Architect LLC) agrees to demo the property and construct a new building for Alfonso Hernandez Architects and Toby Barnhardt Construction corporate headquarters. The agreement also includes restrictive covenant language for restricting the sale of the property for five years and keeping it as its intended use for five years.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact.

- 7.6. Resolution No. 22-30 approving a term sheet for a tax increment financing agreement totaling \$9,800,000 with WPB Fern Holdings, LLC, as incentive for the provision of affordable housing in compliance with the Downtown Master Plan Housing Incentive Program.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-30: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE TERM SHEET FOR A TAX INCREMENT FINANCING FOR WPB FERN HOLDINGS, LLC, AS INCENTIVE FOR THE CONSTRUCTION OF RESIDENTIAL UNITS FOR FAMILIES WITH INCOME BETWEEN 100%-60% OF THE AMI WITHIN THE DOWNTOWN / CITY CENTER CRA DISTRICT; AUTHORIZING THE BOARD CHAIR TO EXECUTE THE TAX INCREMENT INCENTIVE AGREEMENT; PROVIDING AGENCY FUNDS FOR THIS PURPOSE;



PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-30.

**Background Information:**

The City of West Palm Beach has determined that workforce and affordable housing are strategic priorities to ensure continued economic growth. On August 9, 2021, the City adopted ordinance 4958-21 establishing the workforce housing program that applies to the Downtown Master Plan Area which concurrently is the Downtown/City Center CRA District. In coordination with the City, the Community Redevelopment Agency (CRA) can provide an additional incentive through tax increment financing (TIF) to assist with creation of workforce and affordable housing in the Downtown/City Center CRA District. Per the program developed by the City, developers can use up to 30% of the taxes generated from a project to offset the reduction in rent from the market rate.

WPB Fern Holdings is developing a project located at Fern and Quadrille, the former location of the City's Health Care Clinic. The project will include luxury apartments and Wexford Real Estate Partners is requesting to locate the workforce housing program obligation in a separate building located at 512 Clematis Street. The luxury apartment building is estimated to generate \$2,547,220 annually to the CRA. Applying the City's workforce housing program 30% of the \$2,547,220, or \$980,000, will be used to finance workforce and affordable housing. This will leave approximately \$1,564,695.00 to the CRA for continued redevelopment activities. Under the term sheet, the taxes generated from the luxury apartment development located at Fern and Quadrille will be applied to a workforce housing project located at 512 Clematis Street. The 512 Clematis Street Project includes:

- 67 Affordable and Workforce Units
- Rent rates from 60%-100% of Area Median Income
- Annual tax increment payments for ten (10) years
- Maximum tax reimbursement of \$9,800,000

The project located at 512 Clematis Street offers affordable and workforce housing at a premium location that is in proximity to a variety of jobs that will assist local businesses in the City of West Palm Beach.

The project is in the Downtown / City Center CRA District.

Project Location: Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Tax increment reimbursement of \$980,000 annually for ten (10) years.  
Funds will be paid when the project is built.

## **8. 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