



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

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
Deputy City Clerk Jacqueline Mobley

**City of West Palm Beach
Community Redevelopment Agency
DRAFT Agenda
Monday, August 8, 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. PRESENTATIONS

- 6.1. Recap Presentation of the BBQ, Brews & Blues Event

Originating Department:

Community Redevelopment Agency

Background Information:

Recap presentation of the CRA's BBQ, Brews & Blues event held on July 2, 2022.

- 6.2. FY 2023 Budget Work Session

Originating Department:

Community Redevelopment Agency

7. 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.

- 7.1. Minutes of the Community Redevelopment Agency Meeting of July 11, 2022

Originating Department:

Mayor's Office

8. RESOLUTIONS

- 8.1. Resolution No. 22-30 approving a term sheet for a tax increment financing agreement totaling \$9,680,000 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 No. 4958-21 establishing the DMP Housing Incentive 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 a percentage 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, \$968,000 a year will be used to finance workforce and affordable housing. This will leave approximately \$1,579,220 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:

- 88 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 \$9,680,000

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 estimated to be \$968,000 annually for ten (10) years. Funds will be paid when the project is built.

- 8.2. Resolution No. 22-37 authorizing the CRA to lease the property located at 610 23rd Street Unit A, West Palm Beach, FL 33407 to Jاليا Anderson pursuant to the Lot 23 residential lease agreement.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-37: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CRA TO LEASE THE PROPERTY LOCATED AT 610 23RD STREET, UNIT A, WEST PALM BEACH, FLORIDA, 33407, TO JALICIA ANDERSON, PURSUANT TO THE LOT 23, RESIDENTIAL LEASE AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-37.

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 on 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. Marketing flyers were mailed 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 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.

The CRA decided to use \$850/month (\$10,200 per year) as the rental rate for these units. The leases are twelve month leases. Income Limits per the Florida Housing Finance Corporation for Multi Family Rental Programs for

a single occupier is \$48,000 per year, 2 occupiers is \$54,800 per year this is based on 80% AMI.

Jalicia Anderson was one of the initial responders to the advertisement. Due to serious unforeseen plumbing issues we were delayed in leasing. We are now resuming the leasing process for 610 23rd Street and Jalicia Anderson expressed interest.

Payment proceeds will be credited to revenue account 107.014500.362101.10383618.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

Payment proceeds will be credited to revenue account: 107.014500.362101.10383618.

9. 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