



401 Clematis Street  
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[www.wpb.org](http://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  
City Clerk (Interim) Jacqueline Mobley

**City of West Palm Beach  
Community Redevelopment Agency  
PASS/FAIL Agenda  
Tuesday, September 6, 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 APPROVED

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 Special Meeting of June 27, 2022

**Originating Department:**

Mayor's Office

- 6.2. Minutes of the Community Redevelopment Agency Meeting of August 8, 2022

**Originating Department:**

Mayor's Office

- 6.3. Resolution No. 22-48 appointing Alyassia Taylor to the Community Redevelopment Area Advisory Board.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

RESOLUTION NO. 22-48: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPOINTING ALYASSIA TAYLOR 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 Roger 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; Position to be filled
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. Currently filled by Robin Galanti

Alyassia Taylor is nominated to service as property owner from the Pleasant City area of the Northwood/Pleasant District.

Commission District 1: Commissioner Cathleen Ward.

- 6.4. Resolution No. 22-49 reappointing Thais Sullivan as a member of the West Palm Beach Community Redevelopment Agency Advisory board.

**Originating Department:**

Mayor's Office

**Ordinance/Resolution:**

RESOLUTION NO. 22-49: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY REAPPOINTING THAIS SULLIVAN 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 Roger 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; Position to be filled
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. Currently filled by Robin Galanti

Thais Sullivan has been a member of the CRAAB for one term, having been appointed on March 20, 2022 and filling the position as a member representing a financial institution with an office in the City of West Palm Beach.

## 7. RESOLUTIONS - ALL APPROVED

- 7.1. Resolution No. 22-42 adopting Amendment No. 18 to the Northwood/Pleasant City CRA Strategic Finance Plan.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-42: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDMENT NO. 18 TO THE NORTHWOOD/PLEASANT CITY STRATEGIC FINANCE PLAN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-42.

**Background Information:**

In April 2005, by Resolution No. 05-23, the West Palm Beach Community Redevelopment Agency (the "CRA") formally adopted the Strategic Finance Plan (the "Finance Plan") for the Northwood/Pleasant City CRA District. The Finance Plan is amended annually as needed with each amendment subject to formal approval by the CRA Board.

The Strategic Finance Plan for the Northwood/Pleasant City CRA District, as revised (i.e. Amendment No. 18), is provided in Exhibit "A" to Resolution No. 22-42.

Amendment No. 18 provides for an update to programs in the target areas; and provides for a current 5-year finance plan.

The Finance Plan identifies target project areas and specific redevelopment activities within each of the target areas, along with an organizational structure and funding mechanism for implementation.

---FINANCE PLAN OVERVIEW---

The Finance Plan is composed of two (2) main sections to assist users in reviewing the information contained therein. The Finance Plan is structured as a "Source" and "Use" meaning the top portion of the plan delineates the "source" of funds (i.e. including the type of revenues and the aggregate totals) and the bottom portion delineates the "use" of funds (including the type of uses and aggregate totals). The Finance Plan is presented in the following sections and is provided hereto in Exhibit A.

SECTION 1: SUMMARY FINANCIAL STATEMENTS

- Summary Statement by Project – summarizes the Finance Plan data and presents Target Area Investment by Project; and
- Summary Statement by Target Area – summarizes the Finance Plan data and presents Target Area Investment by Target Area;

## SECTION 2: SUPPORTING SCHEDULES

- Target Area Supporting Schedules – details the investment by Target Area and is reflected in the Summary Financial Statements under the section entitled “Target Area Initiatives/Target Area”;
- Tax Increment Revenue Forecast – details the assumptions for growth in tax increment revenue and the underlying property valuations and is reflected in the Summary Financial Statements under the heading “Tax Increment”;
- Debt/Financial Obligation Forecast – details the debt service requirements for existing and forecasted debt obligations and is reflected in the Summary Financial Statements under the heading “Debt Service”; and
- Miscellaneous Operating Expenditure Forecast – details operating expenses by type and is reflected in the Summary Financial Statements under the heading “Miscellaneous Operating Expense”.

The following represents a financial summary of the Finance Plan:

Revenues:	
Tax Increment:	\$30,745,116
Miscellaneous:	\$367,850
Carryforward:	\$3,117,223
Conceptual Financing: (Series 2023 Bank Loan)	\$5,050,000
	\$39,280,189
Expenditures:	
Operations:	\$5,511,512
Debt Service:	
Existing Debt:	\$8,274,500
Conceptual Financing: (Series 2023 Bank Loan)	\$3,800,000
Target Area Initiatives:	\$20,251,313
	\$37,837,325
Reserves:	\$1,442,864

- 7.2. Resolution No. 22-43(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2022 and ending on September 30, 2023 for the Northwood/Pleasant City District of the West Palm Beach Community Redevelopment Agency.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-43(F): A RESOLUTION OF THE OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENSE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2022, AND ENDING ON SEPTEMBER 30, 2023; APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAID ALL EXPENSES AND LIABILITIES OF THE NORTHWOOD/PLEASANT CITY DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-43(F).

**Background Information:**

The Strategic Finance Plan sets forth the prioritization of financial resources required for the CRA to attain its established goals of redevelopment. The Fiscal Year 2023 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

Revenues:

Tax Increment: \$5,424,740

Miscellaneous:

Lease/Rental Revenue: \$81,600

Investment Earnings: \$45,000

Carryforward: \$3,117,223

\$8,668,563

Expenditures:

Operations: \$851,742

Debt Service: \$1,676,500

Target Area Initiatives: \$5,922,165

\$8,450,407

Reserves:

\$218,156

- 7.3. Resolution No. 22-44 adopting Amendment No. 17 to the Downtown/City Center CRA Strategic Finance Plan.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-44: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDMENT NO. 17 TO THE DOWNTOWN/CITY CENTER STRATEGIC FINANCE PLAN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-44.

**Background Information:**

In November 2005, the West Palm Beach Community Redevelopment Agency (the "CRA") formally adopted the Strategic Finance Plan (the "Finance Plan") for the Downtown/City Center CRA District. The Finance Plan is amended annually as needed with each amendment subject to formal approval by the CRA Board.

The Strategic Finance Plan for the Downtown/City Center CRA District, (i.e., Amendment No. 17), is provided in Exhibit "A" to Resolution No. 22-44. The Plan provides an update to the programs in the target areas, management and organizational structure of the agency; and provides for a current 5-year finance plan as presented at previous budget discussions.

The Finance Plan identifies target project areas and specific redevelopment activities within each of the target areas, along with an organizational structure and funding mechanism for implementation.

---FINANCE PLAN OVERVIEW---

The Finance Plan is composed of two (2) main sections to assist users in reviewing the information contained therein. The Finance Plan is structured as a "Source" and "Use" meaning the top portion of the plan delineates the "source" of funds (i.e., including the type of revenues and the aggregate totals) and the bottom portion delineates the "use" of funds (including the type of uses and aggregate totals). The Finance Plan is presented in the following sections and is provided hereto in Exhibit A.

SECTION 1: SUMMARY FINANCIAL STATEMENTS

- Summary Statement by Project – summarizes the Finance Plan data and presents Target Area Investment by Project; and
- Summary Statement by Target Area – summarizes the Finance Plan data and presents Target Area Investment by Target Area.



SECTION 2: SUPPORTING SCHEDULES

- Target Area Supporting Schedules – details the investment by Target Area and is reflected in the Summary Financial Statements under the section entitled “Target Area Initiatives/Target Area”;
- Tax Increment Revenue Forecast – details the assumptions for growth in tax increment revenue and the underlying property valuations and is reflected in the Summary Financial Statements under the heading “Tax Increment”;
- Debt/Financial Obligation Forecast – details the debt service requirements for existing and forecasted debt obligations and is reflected in the Summary Financial Statements under the heading “Debt Service”; and
- Miscellaneous Operating Expenditure Forecast – details operating expenses by type and is reflected in the Summary Financial Statements under the heading “Miscellaneous Operating Expense”.

The following represents a financial summary of the Finance Plan:

Revenues:

Tax Increment:	\$281,652,763
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Miscellaneous:

Lease/Rental Revenue:	\$780,740
Tent Site Lease:	\$2,081,700
Styx Properties Sale	\$1,026,200
Investment Earnings	\$1,125,000
Carryforward:	
Operating Fund (105)	\$18,266,265
Capital Bond Fund (356)	\$13,740,185
	\$318,672,853

Expenditures:

Operations:	\$71,015,385
Debt Service:	\$57,459,875
Target Area Initiatives:	\$120,320,819
	\$248,796,079

Reserves:	\$69,876,774
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CRA DISTRICT: Northwood / Pleasant City

Resolution No. 22-45(F) adopting the final estimates of revenue and expenditures for the fiscal year commencing on October 1, 2022 and ending on September 30, 2023 for the Downtown/City Center District of the West Palm Beach Community Redevelopment Agency.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-45(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENSE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2022, AND ENDING ON SEPTEMBER 30, 2023; APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITIES OF THE DOWNTOWN/CITY CENTER DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-45(F).

**Background Information:**

The Strategic Finance Plan sets forth the prioritization of financial resources required for the CRA to attain its established goals of redevelopment. The Fiscal Year 2023 budget has been prepared in accordance with the Strategic Finance Plan and includes the following:

Revenues:

Tax Increment:	\$50,336,417
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Miscellaneous:

Lease/Rental Revenue:	\$250,909
Styx Properties Sale	\$1,026,200
Investment Earnings	\$275,000
Carryforward:	
Operating Fund (105)	\$18,266,265
Capital Bond Fund (356)	\$13,740,185
	\$83,894,976

Expenditures:

Operations:	\$12,507,366
Debt Service:	\$11,783,975
Target Area Initiatives:	\$56,278,241
	\$80,569,582

Reserves:	\$3,325,394
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- 7.5. Resolution No. 22-46 authorizing the purchase of real property located at 5817 Broadway, 5811 Broadway and 607 57th Street from Alaburn LLC for the purchase price of \$400,000 and approving an agreement of purchase and sale between the West Palm Beach CRA and Alaburn LLC, authorizing the chair to execute the agreement of purchase and sale and all ancillary documents.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-46: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 5817 BROADWAY, 5811 BROADWAY AND 607 57TH STREET FROM ALABURN LLC FOR THE PURCHASE PRICE OF \$400,000; APPROVING AN AGREEMENT OF PURCHASE AND SALE BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND ALABURN LLC, AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT OF PURCHASE AND SALE AND ALL RELATED ANCILLARY DOCUMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-46.

**Background Information:**

The property located at 5817 Broadway, 5811 Broadway, and 607 57th Street is a three (3) parcel property on the Broadway Corridor containing 0.4316 acres. This property is of particular interest to the Agency because it is adjacent to the Agency's land asset at 5706 Broadway and will serve as a key piece in the Agency's continued efforts to redevelop the Broadway corridor. The acquisition will also serve to remove slum and blight from the Broadway Corridor.

The property is owned by Alaburn LLC. The Agency began negotiations with the Alaburn LLC in 2019 for the purchase of the property and submitted an initial contract for the purchase in July 2021. The agreed upon sales price is \$400,000. This is over the appraised value of \$300,000. Staff feels that this purchase is justified because it will significantly advance the redevelopment of the Broadway Corridor.

Approval of Resolution No. 22-46 will authorize the purchase of the property for \$400,000 and authorize the Chair to execute the Agreement of Purchase and Sale.

Northwood/Pleasant City District.

Commission District 1: Commissioner Cathleen Ward.

**Fiscal Note:**

Purchase price is \$400,000 plus applicable closing costs.

- 7.6. Resolution No. 22-47 approving a purchase and sales agreement between the West Palm Beach CRA and Friendship Missionary Baptist Church of West Palm Beach for the CRA's purchase of real property located at 708 3rd Street, West Palm Beach, FL 33401.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-47: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND FRIENDSHIP MISSIONARY BAPTIST CHURCH OF WEST PALM BEACH, FOR THE CRA'S PURCHASE OF REAL PROPERTY LOCATED IN THE HISTORIC NORTHWEST DISTRICT AT 708 3RD STREET, WEST PALM BEACH, FL 33401, FOR A PURCHASE PRICE NOT TO EXCEED ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-47.

**Background Information:**

The Community Redevelopment Agency reached out to Friendship Missionary Baptist Church to see if they would consider selling 708 3rd Street. They agreed to let us do an appraisal and send a contract to purchase the property. The future plan for 708 3rd Street will be to renovate the three structures on the property and to provide affordable housing opportunities. The acquisition also serves to remove slum and blight from the Historic Northwest District. The purchase price of the property is \$125,000.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Purchase price \$125,000 plus applicable closing costs.

- 7.7. Resolution No. 22-36 authorizing the sale and conveyance of real property located at 622 and 624 7th Street, West Palm Beach, FL to Eat N Cake, LLC for a purchase price in the amount of \$320,000, approving the agreement for sale and purchase of real property and construction of certain improvements with Eat N' Cake, LLC and approval of a CRA grant in the amount of \$44,000 to Eat N' Cake, LLC for property improvements.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-36: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE AND CONVEYANCE OF REAL PROPERTY LOCATED AT 622 & 624 7th STREET, WEST PALM BEACH, FLORIDA ("PROPERTY") TO EAT N CAKE, LLC, FOR A PURCHASE PRICE IN THE AMOUNT OF \$320,000; APPROVING THE AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY AND CONSTRUCTION OF CERTAIN IMPROVEMENTS WITH EAT N CAKE, LLC; APPROVAL OF A CRA GRANT IN THE AMOUNT OF \$44,000 TO EAT N CAKE, LLC, FOR PROPERTY IMPROVEMENTS; APPROVAL OF A CRA GRANT AGREEMENT WITH EAT N CAKE, LLC, MEMORIALIZING THE TERMS AND CONDITIONS OF THE CRA GRANT AND ANY REQUIRED SECURITY DOCUMENTS IN FORM AND SUBSTANCE DEEMED LEGALLY SUFFICIENT BY THE CRA ATTORNEY'S OFFICE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-36.

**Background Information:**

Styx Concept Plan began in 2017. The Styx Promenade Request for Proposals hit the streets on November 4, 2021. Three (3) Styx Workshops occurred on: February 2, 2022, February 5, 2022, and February 10, 2022. Proposals were due on March 1, 2022. The CRA received eight (8) proposals from: (1) Bella Paloma, Inc., (2) Boss Cut, Inc, (3) Camile's Flowers and Gifts, (4) Eat N Cake, LLC, (5) PCMB Enterprises, Inc. d/b/a A Better Way Home, (6) Rose Trolley, LLC, (7) TG Law PLLC, and (8) the Museum of Content. The CRA Board Meeting on May 2, 2022 chose the four to begin negotiations with in the form of a purchase and sales agreement. The four selected being: (1) Camile's Flowers, (2) Eat N Cakes, (3) Rose Trolley, and (4) A Better Way Home Care.

We will help facilitate building out the spaces for the proposers selected. In the case of Eat N Cakes, the purchase price shall be \$320,000. Eat N Cakes purchase price is higher than the other proposers due to his restaurant build-out costs, which the CRA will be fronting a portion of them and will be paid back upon closing. There will also be a \$44,000 grant that will be provided to Eat N' Cakes and to all selected proposers per the attached resolution.

The PSA for Eat N Cakes includes a sales price of \$320,000 with a \$10,000 deposit. Proof of financing shall be provided to the CRA within 30 days of the effective date. Closing shall be within 60 days of all closing conditions met. Five (5) year restrictive covenants for re-sell and use restriction.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

\$320,000 Sale Price. A \$44,000 grant will be provided as well.

- 7.8. Resolution No. 22-39 approving the sale and conveyance of real property located at 626 and 628 7th Street, West Palm Beach, FL, approving the agreement for sale and purchase of real property and construction of certain improvements with BCMB Enterprises, Inc. d/b/a A Better Way Home Care for a purchase price of \$223,300 and approval of an agreement for sale and purchase of the property and construction of certain improvements with BCMB Enterprises Inc., d/b/a A Better Way Home Care and approval of a CRA grant in the amount of \$44,000 to BCMB Enterprises, d/b/a A Better Way Home Care for property improvements.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-39: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE SALE AND CONVEYANCE OF REAL PROPERTY LOCATED AT 626 & 628 7th STREET, WEST PALM BEACH, FLORIDA ("PROPERTY") TO BCMB ENTERPRISES, INC., D/B/A, A BETTER WAY HOME CARE FOR A PURCHASE PRICE IN THE AMOUNT OF \$223,300; APPROVAL OF AN AGREEMENT FOR SALE AND PURCHASE OF THE PROPERTY AND CONSTRUCTION OF CERTAIN IMPROVEMENTS WITH BCMB ENTERPRISES, INC., D/B/A, A BETTER WAY HOME CARE; APPROVAL OF A CRA GRANT IN THE AMOUNT OF \$44,000 TO BCMB ENTERPRISES, INC., D/B/A, A BETTER WAY HOME CARE, FOR PROPERTY IMPROVEMENTS; APPROVAL OF A CRA GRANT AGREEMENT WITH BCMB ENTERPRISES, INC., D/B/A, A BETTER WAY HOME CARE, MEMORIALIZING THE TERMS AND CONDITIONS OF THE CRA GRANT AND ANY REQUIRED SECURITY DOCUMENTS IN FORM AND SUBSTANCE DEEMED LEGALLY SUFFICIENT BY THE CRA ATTORNEY'S OFFICE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-39.

**Background Information:**

The Styx Concept Plan began in 2017. The Styx Promenade Request for Proposals hit the street on November 4, 2021. Three (3) Styx Workshops occurred on February 2, 2022, February 5, 2022, and February 10, 2022. Proposals were due on March 1, 2022. The CRA received eight (8) proposals from: (1) Bella Paloma, Inc., (2) Boss Cut, Inc., (3) Camile's

Flowers and Gifts, (4) Eat N' Cake, LLC, (5) PCMB Enterprises, Inc. d/b/a A Better Way Home Care, (6) Rose Trolley, LLC, (7) TG Law PLLC, (8) and the Museum of Content. The CRA Board Meeting on May 2, 2022 chose the four (4) to begin negotiations with in the form of a purchase and sales agreement. The four (4) selected were: (1) Camile's Flowers, (2) Eat N Cakes, (3) Rose Trolley, and (4) A Better Way Home Care.

The CRA will help facilitate building out the spaces for the proposers selected. In the case of BCMB Enterprises, Inc. d/b/a A Better Way Home Care, the purchase price shall be \$223,300. There will also be a \$44,000 grant that will be provided by the CRA per the resolution. We anticipate that the \$44,000 grant will cover A Better Way Home Care's Build-Out.

The PSA for A Better Way Home Care includes a \$223,300 sales price with \$10,000 deposit. Proof of financing shall be provided to the CRA within 30 days of effective date. Closing shall be within 60 days of all closing conditions met. Five (5) year restrictive covenants for re-sell and use restriction.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

\$223,300 Sale Price. A \$44,000 grant will be provided as well.

- 7.9. Resolution No. 22-40 authorizing the sale and conveyance of real property located at 618 and 620 7th Street, West Palm Beach, FL to Camile's Flowers and Gifts, LLC for a purchase price of \$223,300, approving the agreement for sale and purchase of real property and construction of certain improvements with Camile's Flowers and Gifts, LLC and approval of a CRA grant in the amount of \$44,000 to Camile's Flowers and Gifts, LLC for property improvements.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-40: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE AND CONVEYANCE OF REAL PROPERTY LOCATED AT 618 & 620 7th STREET, WEST PALM BEACH, FLORIDA ("PROPERTY") TO CAMILES FLOWERS AND GIFTS, LLC, FOR A PURCHASE PRICE IN THE AMOUNT OF \$223,300; APPROVING THE AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY AND CONSTRUCTION OF CERTAIN IMPROVEMENTS WITH CAMILES FLOWERS AND GIFTS, LLC; APPROVAL OF A CRA GRANT IN THE AMOUNT OF \$44,000 TO CAMILES FLOWERS AND GIFTS, LLC, FOR PROPERTY IMPROVEMENTS; APPROVAL OF A CRA GRANT AGREEMENT WITH

CAMILES FLOWERS AND GIFTS, LLC, MEMORIALIZING THE TERMS AND CONDITIONS OF THE CRA GRANT AND ANY REQUIRED SECURITY DOCUMENTS IN FORM AND SUBSTANCE DEEMED LEGALLY SUFFICIENT BY THE CRA ATTORNEY'S OFFICE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-40.

**Background Information:**

Styx Concept Plan began in 2017. The Styx Promenade Request for Proposals hit the streets on November 4, 2021. Three (3) Styx Workshops occurred on February 2, 2022, February 5, 2022, and February 10, 2022. Proposals were due on March 1, 2022. The CRA received eight (8) proposals from: (1) Bella Paloma, Inc., (2) Boss Cut, Inc., (3) Camile's Flowers and Gifts, (4) Eat N Cake, LLC, (5) PCMB Enterprises, Inc. d/b/a A Better Way Home, Rose Trolley, LLC, (6) TG Law PLLC, and (8) the Museum of Content. The CRA Board Meeting on May 2, 2022 chose the four to begin negotiations with in the form of a purchase and sales agreement. The four (4) selected being: (1) Camile's Flowers, (2) Eat N Cakes, (3) Rose Trolley, and (4) A Better Way Home Care.

In the case of Camile's Flowers and Gifts, the purchase price shall be \$223,300. There will also be a \$44,000 grant that will be provided to Camile's and to all selected proposers per the resolution.

The PSA for Camile's Flowers and Gifts shall be \$223,300 sales price with \$10,000 deposit. Proof of financing shall be provided to the CRA within 30 days of effective date. Closing shall be within 60 days of closing conditions met. Five (5) year restrictive covenants for re-sell and use restriction.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

\$223,300 Sale Price. A \$44,000 grant will be provided as well.

## 8. DISCUSSION - TABLED

- 8.1. Discussion and direction on remaining Styx Promenade property.

**Originating Department:**

Community Redevelopment Agency

**Background Information:**

During the selection meeting for the Styx's Promenade Project, the CRA Board directed that any purchase and sale negotiations that were not successful, that the remaining proposals in the process be brought back to the CRA Board for further direction. Rose Trolley's could not be negotiated



due to a non-permitted use regulations set by the City's zoning code. This has resulted in one remaining property that can be allocated to the remaining proposals that submitted during the procurement process.

Commission District 3: Commissioner Christy Fox.

## **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