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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 (Interim) Jacqueline Mobley

**City of West Palm Beach
Community Redevelopment Agency
Agenda
Monday, December 12, 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. 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 November 14, 2022

Originating Department:
Mayor's Office

7. RESOLUTIONS

- 7.1. Resolution No. 22-58 approving an interlocal agreement with the City of West Palm Beach regarding funding for the purchase of real property located at 1019 N. Rosemary Avenue, West Palm Beach, Florida 33401.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:
RESOLUTION 22-58: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF WEST PALM BEACH, FLORIDA, REGARDING FUNDING FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 1019 N. ROSEMARY AVENUE, WEST PALM BEACH, FLORIDA 33401; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:
Approve Resolution No. 22-58.

Background Information:
The City of West Palm Beach sought to foreclose on the real property located at 1019 N. Rosemary Avenue, West Palm Beach, FL 33401 (the "Property") by way of a complaint in the Fifteenth Judicial Circuit Court in an action entitled City of West Palm Beach v. Eva Roffe, an individual, and Maor Roffe, an individual.

The City has reached a settlement agreement with Eva Roffe and Maor Roffe to resolve the matter by purchasing the Property from Warm Sunshine Holdings LLC, to which Eva Roffe and Maor Roffe quit claimed the Property, for a total of \$34,000.

The acquisition of the Property will be conducted pursuant to a Purchase and Sale Agreement between the City and Warm Sunshine Holdings LLC

and will be funded by the West Palm Beach Community Redevelopment Agency ("CRA") by way of an Interlocal Agreement with the City.

The 1019 N. Rosemary Avenue property will complete an assemblage of property being acquired by the CRA between 10th and 9th Street for future redevelopment.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The total cost may be a little more than \$34,000 as there are closing costs associated with this transaction.

- 7.2. Resolution No. 22-59 approving purchase and sale agreements between the West Palm Beach CRA and C & C Petro-Investments LLC, 630 10th Street, LLC, and The Riverview Holdings Group, LLC, for the CRA's purchase of multiple properties in the Historic Northwest District.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-59: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING PURCHASE AND SALE AGREEMENTS BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND C & C PETRO-INVESTMENTS, LLC; 630 10TH STREET, LLC; AND, THE RIVERVIEW HOLDINGS GROUP, LLC, FOR THE CRA'S PURCHASE OF MULTIPLE PROPERTIES LOCATED IN THE HISTORIC NORTHWEST DISTRICT AS MORE SPECIFICALLY DESCRIBED HEREIN BELOW, FOR A TOTAL COMBINED PURCHASE PRICE IN THE AMOUNT OF ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00); PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-59.

Background Information:

The Community Redevelopment Agency reached out to the owner of C & C Petro Investments LLC, 630 10th Street, LLC, and Riverview Holdings Group, LLC, for their consideration of selling their parcels. After many months of negotiations, there was an agreed upon price of \$1,000,000 for the eleven (11) parcels. These consisting of and totaling 1.1986 acres or 52,237.6 square feet:

- | | | |
|----|--------------|------------------------|
| 1. | 825 5th St. | 3484 Sq Ft Vacant Land |
| 2. | 621 7th St. | 6259 Sq Ft Vacant Land |
| 3. | 10th St. | 3049 Sq Ft Vacant Land |
| 4. | 604 10th St. | 3049 Sq Ft Vacant Land |

5.	630 10th St.	7405 Sq Ft Land Single Family House (1080 Sq Ft)
6.	1114 Henrietta	7405 Sq Ft Vacant Land
7.	N. Rosemary Ave.	3049 Sq Ft Vacant Land
8.	N. Sapodilla Ave.	4064 Sq Ft Vacant Land
9.	1010 N. Sapodilla	1406 Sq Ft Vacant Land
10.	1020 N. Sapodilla	1742 Sq Ft Vacant Land
11.	1030 N. Sapodilla	11325.6 Sq Ft Vacant Land

The purpose of this acquisition will be to provide new affordable housing in the Historic Northwest District.

Approval of Resolution No. 22-59 will authorize the purchase of the properties for \$1,000,000 and authorize the Chair to execute the Agreement of Purchase and Sale.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The total cost shall be between \$1,000,000-\$1,100,000 as there are closing costs associated with the transaction. The accompanying Resolution No. 22-57(F) shall reclassify this purchase to show for land and building distinction.

- 7.3. Resolution No. 22-57(F) approving the reclassification of funding approved for property acquisitions in the Historic Northwest Target Area to reflect individual values of the properties purchased and to properly allocate purchase prices between land and buildings.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-57(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2022/2023 FOR THE PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO RECLASSIFY FUNDING FOR THE PURCHASE OF PROPERTIES IN THE HISTORIC NORTHWEST DISTRICT, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-57(F).

Background Information:

One of the major goals of the CRA in the Historic Northwest Target Area is ensuring that opportunities for affordable housing and homeownership are

made available to the residents of the area. Currently, a very small percentage (approximately 12%) of the residential parcels in this district are owner-occupied.

The CRA aims to be a catalyst for change in this area by acquiring lots and/or assembling parcels, which can then be used to provide increased opportunities for single family homeownership, or opportunities to work with and incentivize developers to invest in multi-family projects, which will improve the current conditions and bring more (a higher quality of) affordable housing to the neighborhood.

To this end, the CRA has the following properties under contract, the purchases of which are expected to close by early 2023:

<u>Property Location</u>	<u>Purchase Price</u>
901 N. Tamarind Ave.	\$96,463
708 3rd Street	\$145,000
825 5th Street	\$80,733
621 7th Street	\$97,001
10th Street	\$39,089
604 10th Street	\$78,178
630 10th Street	\$331,826
1114 Henrietta Ave	\$103,705
N. Rosemary Ave	\$78,178
N. Sapodilla	\$84,126
1010 N. Sapodilla	\$9,962
1020 N. Sapodilla	\$70,519
1030 N. Sapodilla	\$126,682

901 N. Tamarind will be redeveloped for short-term commercial use and the goal for the parcel is eventually to be part of a larger project in the 900 Block of Tamarind Avenue through a public private partnership.

708 3rd Street will include a historical restoration of the buildings and disposal for use as affordable housing, while the other properties will be held until suitable projects creating affordable housing are identified.

The total purchase price for the properties listed above is \$1,341,463, which represents 67% of the \$2,000,000 included in the FY 2023 budget for property acquisitions in the Historic Northwest.

This F-Resolution is for accounting purposes only. It properly reclassifies budgeted funds to the actual properties purchased, and provides for allocating of the purchase prices between land and buildings (as applicable) in accordance with accepted accounting standards.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Reclassification of budgeted expenditures to individually classify and value properties purchased.

- 7.4. Resolution No. 22-61 approving a purchase and sale agreement between the West Palm Beach CRA and Hotbox Art LLC for the CRA's purchase of real property located at 610 Douglass Avenue, West Palm Beach, FL 33401.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 22-61: 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 HOTBOX ART LLC FOR THE CRA'S PURCHASE OF REAL PROPERTY LOCATED IN THE HISTORIC NORTHWEST DISTRICT AT 610 DOUGLASS AVENUE, WEST PALM BEACH, FL 33401 FOR A PURCHASE PRICE NOT-TO-EXCEED FIFTY ONE THOUSAND SEVEN HUNDRED AND EIGHTY FIVE AND 00/100 DOLLARS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 22-61.

Background Information:

The property located at 610 Douglass Avenue, within the Northwest Historic District, contains six (6) historic shotgun houses currently vacant and in very poor condition.

The property is owned by Hotbox Art LLC, and since the time of purchase in 2015, no improvements have been made to maintain or rehabilitate the structures.

Considering the significance of the structures and their current condition, the CRA desires to purchase the property from the current owner and rehabilitate the structures as an attempt to save some of the historic buildings and quickly address the blight created by the current conditions.

Due to the bad condition of the structures, the CRA has agreed to pay only the land value of \$51,785.

Once the CRA controls the property, staff will expeditiously proceed to secure the structures to avoid further deterioration and advance the rehabilitation project.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The total cost shall be between \$51,785-\$55,000 as there are closing costs associated with the transaction.

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