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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  
PASS/FAIL Agenda  
Monday, January 9, 2023  
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 - **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 Meeting of December 12, 2022.

**Originating Department:**  
Mayor's Office

## 7. RESOLUTIONS - **ALL APPROVED**

- 7.1. Resolution No. 22-8 adopting amendments to the Northwest Parking Lot Beautification Incentive Program for the Downtown/City Center CRA.

**Originating Department:**  
Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-8: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AMENDING THE NORTHWEST PARKING LOT BEAUTIFICATION PROGRAM TO EXPAND THE PROGRAM TO ALL SURFACE PARKING LOTS IN THE HISTORIC NORTHWEST NEIGHBORHOOD; INCREASING THE MAXIMUM GRANT AMOUNT TO \$100,000; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**  
Approve Resolution No. 22-8.

**Background Information:**

The Community Redevelopment Agency ("CRA") undertakes activities for redevelopment to remedy blight in the Downtown/City Center target area(s). In furtherance of achieving the goals and objectives of the Strategic Finance Plan, the CRA Board adopted previous resolutions approving various incentive programs for the the Downtown/City Center areas, which includes the Historic Northwest target area. The CRA has the authority to amend the requirements and parameters of the Plan as it deems necessary.

Due to the changing economic conditions, a review of the Northwest Parking Lot Beautification program was conducted. The existing program limits use of funds for improvements to those lots adjacent to the Rosemary and Tamarind Avenue corridors. It also provides for a grant of 50% of the

project value not to exceed \$50,000 dollars and sets forth a public use requirement for five (5) years.

The City recently, by passage of Ordinance No. 5027-22, revised the zoning code requirements regarding surface parking lots in areas which include the Historic Northwest to encourage improvement of existing surface parking lots by simplifying the requirements and providing additional time for completion of improvements.

The CRA proposes to extend the Northwest Parking Lot Beautification Program to include all legally permitted surface lots in the Historic Northwest, provide for 100% funding not to exceed \$100,000, and will require a public use covenant for ten (10) years. Funding will be subject to availability. The Northwest Parking Lot Beautification Program is budgeted under the "Redevelopment Incentives" account number.

Located in the Downtown/City Center District.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Maximum grant amount is \$100,000. Expected number of grants to be awarded this year is: two (2).

- 7.2. Resolution No. 22-50 approving a Tax Increment Financing (TIF) program to support the construction of housing for families with income between 60% and 100% of the Area Median Income.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-50: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE TAX-INCREMENT REBATE PORTION OF THE DOWNTOWN HOUSING INCENTIVE PROGRAM ADOPTED BY ORDINANCE NO. 4958-21 AS AMENDED; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-50.

**Background Information:**

On August 9, 2021, the City Commission adopted Ordinance No. 4958-21 establishing the Downtown Master Plan (DMP) Housing Incentive Program (HIP). The incentive allowed additional development capacity and height for eligible properties in exchange for the provision of residential units for families with income between 60%-100% of the Area Median Income (AMI).

A fundamental part of the program includes the adoption of a Tax Increment Financing (TIF) program by the CRA to support the construction of the below market rate residential units. The TIF program will offer developers a tax reimbursement for each residential unit provided for families with income between 60% and 100% of the AMI.

The TIF program will offer a reimbursement according to the following schedule:

- For each unit at 60% of the AMI: \$16,000 a year for ten (10) years.
- For each unit at 80% of the AMI: \$12,000 a year for ten (10) years.
- For each unit at 100% of the AMI: \$8,000 a year for ten (10) years.

A companion City Commission Ordinance No. 5032-23 and Resolution No. 228-22 is being presented for adoption of several amendments to the DMP Housing Incentive Program and the adoption of the program's implementation guide, which includes more specific information regarding requirements, affordability controls, application process, additional incentives, and monitoring requirements as well as the CRA TIF program.

Located in the Downtown/City Center CRA.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact on current year. Future fiscal impact will be determined as each project gets approved.

- 7.3. Resolution No. 22-60 amending the Relocation and Development Assistance Program for the Downtown/City Center District to provide tenant relocation assistance for properties located between 7th and 11th Streets located immediately adjacent to Railroad Avenue in the NoRA zoning district.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 22-60: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AMENDING THE RELOCATION AND DEVELOPMENT ASSISTANCE PROGRAM FOR THE DOWNTOWN/CITY CENTER DISTRICT TO PROVIDE SPECIFIC CRITERIA AND CONDITIONS FOR PROPERTIES IN THE NORA DISTRICT BETWEEN 7TH AND 11TH STREETS LOCATED

IMMEDIATELY ADJACENT TO RAILROAD AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 22-60.

**Background Information:**

The Relocation and Development Assistance program is a CRA assistance program intended to attract new businesses, or retain businesses already located within the Downtown/City Center CRA area. The Relocation and Development Assistance program allows the CRA and property owners to cooperatively work with existing businesses who desire to locate in the area. The program has been in place for several years, and staff desires to propose an amendment to the program to specifically target the redevelopment of the NoRa District.

The City and the CRA have been working on the redevelopment of the NoRa district since 2019, and Phase I of the project is now starting construction. Phase I of NoRa includes the rehabilitation of existing warehouses and the construction of new structures along North Railroad Avenue between 7th Street and 11th Street for a total of approximately 150,000 square feet of commercial space, and an initial estimate of approximately thirty (30) businesses including retail, food and beverage establishments, and offices. The merchandise mix has been carefully crafted by the developer to create a vibrant area.

Considering the number of businesses that will be relocated along North Railroad Avenue, and the single ownership configuration, staff is proposing to amend the Relocation and Development Assistance program to establish a special category for the NoRa businesses. The NoRa category will include specific criteria that qualifies the businesses located along North Railroad Avenue for the program and allows to streamline the administrative review process for the NoRa District occupants.

The specific program amendments include:

- Tenant Relocation will be paid specifically to tenants for relocation into the NoRa District (Exhibit A).
- Grant amount shall be 80% of the relocation and construction/renovation cost, not-to-exceed One Hundred Thousand Dollars (NTE \$100,000).
- Projects to be considered on first come first serve basis based on selection criteria outlined.
- Resolution No. 22-60 authorizes the Board Chair to execute the grant agreements for tenant relocation assistance for properties in the specified area.

- Proceeds will be disbursed upon completion of the project and issuance of a Certificate of Occupancy or Completion.
- Resolution No. 22-60 authorizes the CRA Director to disburse funds upon issuance of the Certificate of Occupancy or Certificate of Completion.

The Agency finds that the Relocation and Development Assistance Incentive Program for the Downtown/City Center CRA district, as modified for properties in an area along Railroad Avenue supports the specific goals and obligations of the Redevelopment Plan and Strategic Finance Plan.

Located in the Downtown/City Center CRA.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

Tenant relocation grants for properties in the identified area may be provided for 80% of relocation and construction/renovation costs, not-to-exceed \$100,000.

## 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