



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

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

CRA Executive Director Christopher Roog
City Attorney Kimberly Rothenburg
City Clerk Shaquita Edwards

**City of West Palm Beach
Special Community Redevelopment Agency
Agenda
Tuesday, February 20, 2024
2:30 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. PRESENTATION

- 2.1. Presentation and selection of the businesses to occupy Lot 8 and Lot 9 of the Styx Promenade.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:
N/A

Background Information:
The Styx Concept Plan began in 2017. In 2022, three (3) businesses were selected to proceed with negotiations. Two (2) buildings remained for award.

The Styx Promenade Request for Proposals for the two (2) remaining buildings (Lot 8 and Lot 9) hit the street on September 15, 2023.

Three (3) Styx outreach events occurred on October 21, 2023, November 2, 2023, and December 1, 2023.

Proposals were due on December 14, 2023.

The CRA received twelve (12) proposals from:

1. Tax on Track
2. Vegan Fine Foods
3. Serene Beauty Suite
4. Rohi's Readery
5. Mosaic Group
6. Total Health and Wellness
7. 1st Source Construction
8. Family First Direct Primary Care
9. TNT Crabs & Seafood d/b/a Lasouli's Seafood
10. Bassett Property Unlimited
11. Rugged Elements
12. Elite Bookings

A Technical Review Meeting was held on January 8, 2024 from 10:00 a.m. to 1:00 p.m. to review the proposals, deliberate the merits of each proposal, and develop a list of final recommendations for selection of the proposals to be presented to the CRA Board in February.

The Technical Review Committee consisted of seven (7) members representing the CRA Advisory Board; Historic Northwest business owners and residents; representatives from the financial sector; and Frank Hayden, Director of the Office of Small & Minority Business Programs.

Each committee member served on the last Styx Promenade proposal process, with the exception of a new addition – Craig Glover, Current Styx Promenade business owner; Dr. Alisha Winn, due to a personal conflict of interest with a business owner submitting a proposal; and Pamela Stewart, whom replaced Marlon White at the Palm Beach County Black Business Investment Corporation (PBCBBIC).

The Board will make a final selection for each lot based on the authority granted in Section 163.380.

The CRA Board will select the top proposals at this meeting to begin negotiations in the form of a purchase and sales agreement. The top proposers are:

- Lot 8: Rohi's Readery and Vegan Fine Foods
- Lot 9: Tax on Track, and Serene Beauty Suite

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact at this point. A purchase and sale agreement with each business will be brought back for Board approval in the future.

3. 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.