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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
Community Redevelopment Agency
DRAFT Agenda
Monday, March 4, 2024
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.
- Any person desiring to address the Commission **shall** file a written request with the city clerk prior to consideration of the matter by the Commission or prior to the public comment portion of a meeting. The person wishing to speak **shall** complete a comment card for each agenda item the person wishes to address, which **shall** include the person's full name, address, and the numbered agenda item. The person will not be recognized if the comment card is not completed.

3. COMMENTS FROM THE PUBLIC

Public comments are limited to three (3) 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. RESOLUTIONS

- 6.1. Resolution No. 24-5 approving a term sheet between the CRA and Rose Trolley LLC for the purchase and sale of a two-story mixed-use building to be constructed by the CRA at 800 N. Tamarind Avenue.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-5: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A TERM SHEET BETWEEN THE CITY OF WEST PALM BEACH CRA AND ROSE TROLLEY LLC REGARDING THE PURCHASE AND SALE OF A PROPOSED MIXED-USE BUILDING TO BE CONSTRUCTED BY THE CRA AT 800 N. TAMARIND AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-5.

Background Information:

In 2023, the CRA Board approved Resolution No. 23-3 authorizing staff to negotiate a purchase and sale agreement with Rose Trolley LLC for a future mixed-use building to be constructed by the CRA on the CRA-owned property located at 800 N. Tamarind Avenue.

Staff engaged the services of Song & Associated to prepare an schematic design for a proposed building. Considering the small size of the site, and that the commercial use on the ground floor resulted in a limited square footage, staff proposed the design of a two-story building including residential uses on the second floor. The proposed design includes a minimum of six (6) residential units (primarily micro units) and approximately 1,600 square feet of commercial use on the ground floor to be occupied by the Rose Trolley offices and other commercial uses, as

well as the parking required by code. As the site plan approval process has not started, the details of the design are still subject to change.

Staff is proposing the following terms:

1. The CRA will construct the building according to the site plan and sale the building to Rose Trolley LLC for the cost of construction minus the following incentives:
 - a. A reduction of \$701,260 from the final construction cost in exchange for Rose Trolley LLC to rent six (6) residential units (five [5] micro units and one [1] one-bedroom units) to families with income at or below 80% of the AMI. The proposed housing incentive is based on the subsidy table created for the downtown housing incentive program minus a reduction of 25% due to the lower cost of market rents in the Northwest neighborhood.
 - b. A reduction of \$457,925 from the final construction cost as an incentive for Rose Trolley to locate its offices on site and rent the remaining commercial spaces to local small businesses. The commercial incentive is based on the incentive provided for the businesses at the Styx project (30% reduction of construction cost).
2. Rose Trolley will relocate the transportation operation business to the site to serve the neighborhood and the surrounding community. The transportation service will be offered as a free service to the community.

The final amount of the incentive will be calculated at the time the project is completed, as the incentive is based on a reduction of construction cost for the commercial portion of the building and the subsidy for the residential units as adjusted annually. The preliminary cost estimate of the building is \$3,472,250. The estimated purchase price is \$2,336,548 based on 2023 calculations.

As further background, Rose Trolley, LLC was included in the cohort of businesses that applied to purchase property offered through the Styx Promenade project. Unfortunately, after being selected, the sale could not be completed due to zoning code restrictions. A transportation service is not permitted to operate out of the Styx Promenade properties. The location at 800 N. Tamarind Avenue is a site where trolley operations are permitted use under the City's zoning code.

Funding for the construction of the new mixed-use building has been included in Fiscal Year 2024.

Amendment No. 17 to the Strategic Finance Plan for the Downtown/City Center CRA District includes the goal of promoting the redevelopment of the Tamarind Avenue mixed-use area.

CRA District: Downtown/City Center District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

FY budget includes \$1,200,000 for the construction of the proposed building. Additional funds are expected to be allocated next fiscal year once the design of the building is complete and a cost estimate is obtained.

- 6.2. Resolution No. 24-6 approving an Interlocal Funding Agreement between the Community Redevelopment Agency and the City of West Palm Beach providing funding for the design work associated with the extension of Fern Street across the CSX railroad; and

Resolution No. 24-7(F) authorizing the appropriation or transfer of cash (\$300,000) in FY 2023/2024 for the design work associated with the extension of Fern Street across the CSX railroad.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-6: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF WEST PALM BEACH REGARDING FUNDING IN THE AMOUNT OF \$300,000 FOR THE DESIGN COSTS OF THE FERN STREET CROSSING PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 24-7(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 2023/2024 FOR THE PURPOSE OF AMENDING THE COMMUNITY REDEVELOPMENT AGENCY FUND BUDGET TO PROVIDE APPROPRIATIONS FOR THE DESIGN COST ASSOCIATED WITH THE EXTENSION OF FERN STREET ACROSS THE RAILROAD TRACKS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-6 and Resolution No. 24-7(F).

Background Information:

On September 5, 2023, the City approved Resolution No. 214-23 authorizing the Mayor to sign the Florida Department of Transportation (FDOT) Stipulation of Parties (SOP) for execution by FDOT. Subsequently, FDOT provided a revised SOP that also included a Project Funding Agreement (PFA) between the South Florida Regional Transportation Authority (SFRTA), the City, and FDOT regarding the City's cost responsibilities for the design and construction work to be performed by SFRTA on four (4) specific projects:

1. The crossing closure at 25th Court.
2. The crossing closure at Division Avenue.
3. The partial crossing closure at Old Okeechobee Road.
4. The new crossing at Fern Street.

The CRA strategic plan includes as one of its goals the extension of Fern Street across the railroad tracks. Funding was allocated in FY 2023/24 to support the City on these efforts.

Resolution No. 24-6 enters into an interlocal agreement with the City to provide \$300,000 of funding to cover the initial cost of the design work to be conducted for the project. Resolution No. 24-7(F) transfers the funding to the City.

Companion City Commission Resolution No. 59-24 and Resolution No. 60-24(F) will be presented for City Commission approval at the March 4, 2024 City Commission meeting.

The project is located within the Downtown/City Center CRA District within Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Approval will provide appropriations for a transfer to the City for the design work of the Fern Street crossing.

7. 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