



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
Community Redevelopment Agency
Agenda
Monday, April 1, 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. 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 February 5, 2024.

Originating Department:
Mayor's Office

- 6.2. Minutes of the Special Community Redevelopment Agency Meeting of February 20, 2024.

Originating Department:
Mayor's Office

- 6.3. Minutes of the Community Redevelopment Agency Meeting of March 4, 2024.

Originating Department:
Mayor's Office

7. RESOLUTIONS

- 7.1. Resolution No. 24-9 approving disposition of and authorizing publication of a 30-day Notice of Intent to dispose of Community Redevelopment Agency (CRA) property located at 610 Douglass Avenue, as required by Section 163.380(3)(a), Florida Statutes.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:
RESOLUTION NO. 24-9: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE DISPOSITION OF

CRA OWNED PROPERTY LOCATED AT 610 DOUGLASS STREET FOR THE REHABILITATION OF THE HOUSES THEREON FOR AFFORDABLE HOUSING PURPOSES; AUTHORIZING NOTICE AND INVITING PROPOSALS FOR COMPETITIVE OFFERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-9.

Background Information:

The West Palm Beach CRA purchased the property at 610 Douglass Avenue in January 2023.

The CRA has budgeted funds to refurbish the six (6) historic shotgun houses and intends to sell them for affordable housing purposes.

The CRA received interest from a group to rehabilitate and sell them as affordable housing units. The CRA feels that this would be a good route to take, as it would speed up this process and still accomplish the goal of providing affordable housing and increasing home ownership in the Historic Northwest neighborhood.

Section 163.380(3)(a), Florida Statutes, requires publication of a Notice of Disposition noticing the intent to sell the property and the acceptance of competing proposals.

Resolution No. 24-9 authorizes the disposition of 610 Douglass Avenue for rehabilitation for affordable housing and the publication of a notice for acceptance of competing proposals.

CRA District: Downtown / City Center CRA District.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

- 7.2. Resolution No. 24-10 approving and adopting an amendment to modify the Strategic Finance Plan for the Northwood/Pleasant City Community Redevelopment Agency (CRA) District to provide for a Paint, Plant & Pave program for the Pleasant City neighborhood.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-10: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AMENDING AMENDMENT NO. 19 TO

THE NORTHWOOD/PLEASANT CITY STRATEGIC FINANCE PLAN TO PROVIDE FOR A PAINT, PLANT & PAVE PROGRAM FOR PLEASANT CITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-10.

Background Information:

In August 2017, via Resolution No. 17-42, the CRA Board approved an incentive program named Paint, Plant, and Pave. The intent of this incentive program is to provide curb appeal to single-family and multi-family properties in disrepair in Pleasant City.

Originally introduced as an incentive program in the Historic Northwest, the program received overall positive feedback from the community and was widely utilized. The terms of the program in the Historic Northwest allowed for 100% of qualified improvement(s), up to \$20,000 per property, to be disbursed as a direct payment to the vendor(s).

The current terms for the program in the Northwood/Pleasant City CRA district only allow for 80% of total improvement costs to be reimbursed. These terms were presented to both the CRA Advisory Board and the Pleasant City Community Meeting in January 2024, with feedback from both, indicating that residents would not be able to financially provide the remaining 20% of funds needed for improvements.

Based on this feedback, staff recommends that the program mirror terms in the Historic Northwest application, specifically to fund 100% of the total cost of qualified improvements.

Approval of Resolution No. 24-10 authorizes the Paint, Plant & Pave Program for the Pleasant City neighborhood to provide 100% reimbursement of the total cost of qualified improvements.

CRA District: Northwood/Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

Current budget has allocated funds to be utilized when application is submitted and approved by CRA board.

- 7.3. Resolution No. 24-15(F) adopting amendments to estimates of expenses for the fiscal year commencing on October 1, 2023 and ending September 30, 2024 in the Downtown/City Center District.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-15(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY 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 FOR INCREASES IN OPERATING EXPENSES AND ALLOCATIONS FOR ADDITIONAL PROJECT FUNDING IN THE DOWNTOWN/CITY CENTER DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-15(F).

Background Information:

Subsequent to the approval of Resolution No. 23-24(F) adopting the final estimates of revenue and expenditures for the fiscal year October 1, 2023 to September 30, 2024, the CRA has identified the following items, which warrant an amendment of the FY 2024 budget and request approval for the following items:

NEW ALLOCATIONS NOT CONTEMPLATED IN THE FY 2024 BUDGET EXERCISE

- Allocations of \$250,000 to fund the professional services contract to update the Downtown Master Plan.
- Allocation of \$100,000 for consultant fees for overseeing the contract negotiations and monitoring of the Sunset Lounge operations contract and professional services associated with completing the FF&E.
- Allocation of \$150,000 for professional services associated with the desired improvements at 415 Clematis Street.
- Allocation of \$200,000 to complete the 311 N. Sapodilla Avenue Fantasy Island restaurant renovations.

The above appropriations will result in a decrease in reserves for the current fiscal year of \$700,000. Reserves will maintain \$4,112,129. Reserve funds utilized include \$148,000 liability funds from a 2012 Bond.

The subject projects are located within Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Approval will recognize Reserve funding, providing appropriations for increased operating and project expenditures.

- 7.4. Resolution No. 24-16(F) adopting amendments to estimates of expenses for the fiscal year commencing on October 1, 2023 and ending September 30, 2024 in the Northwood/Pleasant City District.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-16(F): A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROPRIATION OR TRANSFER OF CRA FUNDS IN FISCAL YEAR 2023/2024 FOR THE PURPOSE OF AMENDING THE NORTHWOOD/PLEASANT CITY CRA FUND BUDGET TO PROVIDE FOR INCREASES IN OPERATING EXPENSES AND ALLOCATIONS FOR ADDITIONAL PROJECT FUNDING IN THE NORTHWOOD/PLEASANT CITY DISTRICT, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-16(F).

Background Information:

Subsequent to the approval of Resolution No. 23-22(F) adopting the final estimates of revenue and expenditures for the fiscal year October 1, 2023 to September 30, 2024, the CRA has identified the following items, which warrant an amendment of the FY 2024 budget and request approval for the following items:

NEW ALLOCATIONS NOT CONTEMPLATED IN THE FY 2024 BUDGET EXERCISE

- Allocations of \$12,500 to fund the private security services for Pleasant City under contract with PSC until new FY 2025.
- Allocation of \$270,000 for professional services associated with the placemaking plan for Currie Park and the management and oversea of the grants obtained for the park construction.
- Allocation of \$100,000 for professional services associated with the financial analysis of the proposed BMUD regulations.
- Allocation of \$50,000 for repairs to Lot 23 residential units.

The above appropriations will result in a decrease in reserves for the current fiscal year of \$432,500. Reserves will maintain \$931,595.

The subject projects are located within Commission District 1:
Commissioner Cathleen Ward.

Fiscal Note:

Approval will recognize Reserve funding, providing appropriations for increased operating and project expenditures.

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