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Mayor Keith A. James
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Commissioner Shalonda Warren (District 2)
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
DRAFT Agenda
Monday, April 29, 2024
3:00 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. 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.

- 3.1. Resolution No. 24-12 authorizing suspension of lease payments for the property at 311 North Sapodilla Avenue until issuance of a Certificate of Completion.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-12: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING SUSPENSION OF LEASE PAYMENTS FROM THE PROPERTY LOCATED AT 311 NORTH SAPODILLA AVENUE UNTIL ISSUANCE OF CERTIFICATE OF OCCUPANCY; APPROVING AN AMENDMENT TO THE LEASE WITH FRITZ AND NIVIA JEAN LOUIS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

By Resolution No. 21-9, the Community Redevelopment Agency (CRA) Board authorized the purchase of 311 North Sapodilla Avenue a/k/a Fantasy Island from Fritz and Nivia Jean Louis and execution of a Lease Agreement with a buy-back option.

The CRA was to complete an interior and exterior renovation of the building to accommodate a restaurant. The tenants were to lease the property until the restaurant was operation and profitable, which would enable the tenants to buy back the property. The tenants were to tender lease payments commencing upon execution of the Lease Agreement.

Pursuant to Section 4.3 of the Lease Agreement, the building renovations were to be completed by August 3, 2022. Due to substantial delays and a dispute regarding change orders, the renovations are not complete, and the tenants have requested a suspension of rent payments, retroactive to November 2023, until a Certificate of Occupancy is issued for the renovations.

CRA District: Downtown/City Center - Historic Northwest neighborhood.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

All payments are credited to escrow and available for down payment upon purchase.

- 3.2. Resolution No. 24-13 authorizing conversion of the Purchase and Sales Agreement to a Lease Agreement with a Purchase Option with Camiles Flowers & Gifts for 618-620 7th Street.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-13: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING CONVERSION OF PURCHASE AND SALE AGREEMENT TO LEASE AGREEMENT WITH A PURCHASE OPTION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

Resolution No. 22-40, approved by the Board on September 2022, authorized the sale of 618-620 7th Street to Camiles Flowers & Gifts LLC.

Camile's Flowers & Gifts tendered a \$10,000 Good Faith Deposit to be held and applied to final purchase upon delivery of the Tenant Improvements in Building A and "shell finishes" in Building B.

Due to contractor delay and market interest rate volatility, the buyer wishes to convert the Purchase and Sale Agreement to a Lease Agreement with a Purchase Option. The Agency will retain the deposit and all lease payment(s) in escrow until final sale of the premise(s).

Resolution No. 24-20 will accept the conversion of the Purchase and Sale Agreement with Camile's Flowers and gifts LLC to a Lease Agreement with a Purchase Option.

Commission District 3: Commissioner Christy Fox.

Downtown/City Center District or Northwood/Pleasant City District

Fiscal Note:

\$10,000 deposit is in escrow.

- 3.3. Resolution No. 24-21 approving an Interlocal Agreement between the City and the Community Redevelopment Agency (CRA) for the funding of a Building Improvement Grant for Sugaring Global LLC, and

Resolution No. 24-22(F) authorizing the transfer of CRA funds to the City related to a Building Improvement Grant for Sugaring Global LLC.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-21: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROJECT FUNDING INTER LOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF A BUILDING IMPROVEMENT GRANT FOR SUGARING GLOBAL LLC, FOR BUILDING IMPROVEMENTS AT 2617 DIVISION AVENUE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 24-22(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 APPROPRIATIONS FOR THE FUNDING OF A BUILDING IMPROVEMENT GRANT FOR SUGARING GLOBAL LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The City Commission has determined that providing economic incentives through Business Improvement Grants for renovation or improvement of commercial spaces encourages property owners/landlords and businesses to make significant, permanent modifications to existing buildings to increase the amount of quality commercial space, with a resultant increase in overall property value and in some cases, bringing the property up to current building codes. Such building improvements allow existing businesses to expand or remain in the City; and encourage new businesses to relocate to the City, creating new jobs.

Sugaring Global made a capital investment of nearly \$1.4M into the subject property. The investment in this building has resulted in new construction of a second floor, adding nearly 5,000 square feet of commercial space. In addition, the lower floor has been subdivided for workflow efficiency, and safety improvement were made throughout the building, greenery has been added to new terraces and facade enhancements improved the curb appeal of the property. The building is primarily used for warehouse logistics and manufacturing of sugar-based products, distributed for Sugaring Global LLC's health and wellness franchises. This development has increased the workforce by twenty-five (25) jobs.

The improvements to 2617 Division Avenue supports the strategic plan for Economic Development and CRA and accomplishes major goals including: (1.5) Attracting talent to West Palm Beach; (2.3) Incentive

offerings tailored to (2.4.6) targeted industry activities i.e. Manufacturing; (3) Revitalization of the north end of West Palm Beach; and (4.2.2) Working with local businesses to create districts in Northwood Industrial Area.

By Resolution No. 41-23, the City Commission approved the grant; now that the project is completed, the grant agreement has been amended to reflect the completion and approval of the revised agreement is requested. City Commission companion items are: Resolution No. 99-24, Resolution No. 100-24, and Resolution 104-24(F).

CRA District: Northwood/Pleasant City District.

Commission District 1: Commissioner Cathleen Ward.

Fiscal Note:

Approval of this item will authorize the transfer of funds in the amount of \$100,000 to fund a building improvement grant.

4. RESOLUTIONS

- 4.1. Resolution No. 24-20 approving a mobility improvement assistance agreement for \$150,000 among WPB Mobility Coalition, Inc., the City of West Palm Beach, and the West Palm Beach Community Redevelopment Agency (CRA).

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-20: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A MOBILITY IMPROVEMENT ASSISTANCE AGREEMENT AMONG WPB MOBILITY COALITION, INC., THE CITY OF WEST PALM BEACH, AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-20.

Background Information:

The West Palm Beach Mobility Coalition, or WPBgo, is a non-profit public private partnership of community leaders addressing the challenge of reduce traffic impacts and improving mobility to, from, within, and around downtown West Palm Beach to enable economic growth, reduce commute times, and make everyday life easier.

The CRA Board approved \$100,000 in funding for WPBgo in the 2024

fiscal year. The City of West Palm Beach is also funding the organization with an additional \$50,000. In return, WPBgo has a specific set of tasks and deliverables that are outlined in the funding agreement that are consistent with the CRA's Strategic Finance Plan. The mobility goals included in the funding agreement include:

1. Increase redevelopment capacity of Downtown West Palm Beach through the increase in transportation throughput of the transportation network.
2. Increase redevelopment demand of Downtown West Palm Beach through the creation of viable alternatives to high parking and improvements to quality of life.

Outlined under these goals are tasks that are specific to the many sub-districts located in the CRA.

- Attract a mix of public and private funding to leverage the City and CRA investment for greatest impact.
- Maintain an action-oriented public-private working group to further community mobility objectives in an effective, multilateral way consistent with the CRA's Strategic Finance Plan and the City's mobility plan. While WPBgo will not be responsible for goals outlined in these plans, WPBgo will be a partner by providing expertise, awareness promotion, and planning feedback that will aid the City and CRA in meeting the goals. Only those goals that are associated with mobility and transit in the Downtown City Center are listed below. CRA Strategic Finance Plan Goals consistent with WPBgo's efforts to improve mobility include:
 - Historic Northwest Target Area
 - Goal 3: Improve the neighborhood infrastructure and streetscapes.
 - Goal 6: Reduce the negative impacts of the Palm Beach Lakes Boulevard FEC Railroad overpass on adjacent neighborhoods.
 - NORA / Brelsford Providencia Park
 - Goal 1, Strategy 1: Support infrastructure and streetscape improvements needed to implement the NORA redevelopment plan.
 - Clear Lake District

- Goal 1: Extend Fern Street across the CSX railway to Australian Avenue.
- Goal 2: Develop a state-of-the-art transportation hub around the Historic Seaboard Train Station.
- Goal 3: Enhance the pedestrian and bicycle infrastructure with in the area.
- Goal 4: Support Transit Oriented Development.
- Downtown Core Target Area
 - Goal 4: Enhance the public realm to provide a comfortable pedestrian realm.
 - Goal 6: Support the implementation of the (City of West Palm Beach) mobility plan.
- Okeechobee Corridor
 - Goal 1: Improve mobility and connectivity along Okeechobee Boulevard.
- Coordination with the Florida Atlantic University Engineering Research Center - Smart and Connected Streetscapes including, but not limited to:
 - Data Sharing
 - Community engagement
 - System Development w/ researchers
- Review and assessment of street and transportation related items included in the CRA's strategic finance plan that will further the goals of WPBgo and the City's mobility plan.
- Prepare for and initiate a twenty (20) to thirty (30) company pilot TDM program to increase access to the City (as measured in volume of workforce, residence, and customers), enhancing the value of potential future developments in the area.
- Assist in oversight and effectiveness of the on-demand transportation system [currently operated by Circuit] using data

driven methods and best practices to optimize the system for efficiency, cost effectiveness, and rider experience as measured by riders per hour, cost per rider, and customer wait times within service standards.

- Pilot a measurement tool to assess mode split and identify through track traveler input on methods to reduce car reliance, increasing capacity for customers, residents and workers within the Downtown City Center CRA district.
- Continue monthly action-oriented public-private working group.
- Complete at least a six (6) month twenty (20) to thirty (30) company pilot TDM program and report on results.
- Plan and Prepare to initiate a full TDM program to serve all businesses (medium and larger) within the CRA boundaries. Preparations should support a launch date for the full TDM program by Q1 FY25.

This item is the companion item to the City of West Palm Beach City Commission Resolution No. 97-24.

Located in City Commission District 3: Commissioner Christy Fox.

Fiscal Note:

The remaining \$50,000 will be funded by the City of West Palm Beach under Resolution No. 97-24.

5. DISCUSSION

- 5.1. Update on the operations agreement negotiations, remaining construction, and other asset information related to the Sunset Lounge Project.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

N/A

Staff Recommended Motion:

For discussion purposes only.

Background Information:

The Sunset Lounge is an historic African-American jazz club that has been purchased and renovated as part of the West Palm Beach Community Redevelopment Agency's strategic finance plan for the

Historic Northwest Community.

The Sunset Lounge was refurbished and modernized to return its use to a popular jazz and music venue that once held national music acts. The Sunset Lounge, located at 608 8th Street, includes the two-story historic structure and an addition that accommodates new bathrooms, a full service kitchen, green rooms, offices, support rooms (IT and janitorial), and roof top bar. The Sunset Lounge currently holds a temporary Certificate of Occupancy, which meets ADA and life safety requirements.

The CRA issued a Request for Proposals to identify an operator for the Sunset Lounge. The operator selected for negotiations was Vita Lounge, LLC. Since, September 2023, CRA staff have been in negotiations with Vita Lounge, LLC with the goal of negotiating an operations agreement for the Sunset Lounge. CRA staff hired outside consultants from Jones Long LaSalle (JLL) to assist in the negotiations. JLL was selected for the Sunset Lounge negotiations, due to their depth of expertise in negotiating operations agreements for similar venues. Over the past eight (8) months, CRA staff have been meeting, exchanging, and negotiating the operations agreement with various members of Vita Lounge, LLC (Mystique Hospitality Group, LLC).

CRA staff will present an update to the Board on:

1. Details of the remaining construction/build out to obtain a certificate of completion/occupancy for the Sunset Lounge; and
2. Status of negotiations of the Agreement for Operations of the Sunset Lounge.

The Sunset Lounge is located in Downtown City Center CRA District.

This project is located in Commission District 3: Commissioner Christy Fox.

6. 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.