



401 Clematis Street
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Mayor Keith A. James
Commission President Cathleen Ward (District 1)
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
Community Redevelopment Agency
PASS/FAIL Agenda
Monday, June 10, 2024
2:00 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- **NONE**

6. CONSENT CALENDAR- **ALL ITEMS WERE 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 April 1, 2024.

Originating Department:
Mayor's Office

- 6.2. Minutes of the Special Community Redevelopment Agency Meeting of April 29, 2024.

Originating Department:
Mayor's Office

- 6.3. Minutes of the Community Redevelopment Agency Meeting of May 13, 2024.

Originating Department:
Mayor's Office

- 6.4. Resolution No. 24-25 approving an agreement for lease, purchase, and sale of property located at 314 Clematis Street to joint venture of Brand Atlantic, LLC and Blue Water Advisors, LLC.

Originating Department:
Community Redevelopment Agency

Ordinance/Resolution:
RESOLUTION NO. 24-25: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AGREEMENT FOR LEASE, PURCHASE, AND SALE OF PROPERTY LOCATED AT 314 CLEMATIS STREET, WHICH PROVIDES FOR THE LEASE, REDEVELOPMENT, AND SALE TO A JOINT VENTURE OF BRAND ATLANTIC LLC AND BLUE WATER ADVISORS, LLC; PROVIDING FOR

AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

The West Palm Beach Community Redevelopment Agency (CRA) purchased the property at 314 Clematis Street in 2019.

The CRA Board approved Resolution No. 22-20 for disposition of the property located at 314 Clematis Street. The notice of disposition included criteria that proposals had to meet in order to be considered for a purchase and sale agreement by the CRA Board.

After a 30-day period, two (2) proposals were submitted. One was submitted by the Amir Amid Holocaust Museum, and the second was submitted by the Brand Atlantic / Blue Water Joint Venture Partnership. The proposals were reviewed by BDO Real Estate consultants, City staff, and CRA staff. Upon review of the two (2) proposals, only the Brand Atlantic / Blue Water Joint Venture Partnership proposal met the criteria to be considered by the Board.

Since only one (1) proposal is available for consideration, the CRA staff prepared an agreement for the lease, purchase, and sale of the property with the Brand Atlantic / Blue Water Joint Venture Partnership.

The Developer proposed to renovate the property for commercial uses including: retail, office, restaurant, and entertainment; and also including:

- First Floor: National upscale restaurant – 11,000 square feet with service alley parking;
- Second Floor: National best-in-class entertainment-focused food & beverage venue of 16,000 square feet, which may include a golf lounge, gaming lounge, and executive suites.

In order to ensure that the Developer constructs the proposed project on the property prior to any transfer or conveyance of the property by the Developer, the CRA will lease the property to the Developer until completion of the construction of the project and up to a maximum of five (5) years.

After completion, the Developer has the option to close on the purchase of the property for the sum of Seven Million Six Hundred Thousand and 00/100 Dollars (\$7,600,000).

Resolution No. 24-25 approves the for the Lease and Sale of 314 Clematis Street.

CRA District: Downtown / City Center District.

Project Location: Commission District 3: Commissioner Christy Fox.

Fiscal Note:

Payments will be made over a five (5) year period back to the CRA.

7. RESOLUTIONS- APPROVED

- 7.1. Resolution No. 24-8 authorizing a grant to 2025 North Dixie Highway, LLC, pursuant to the Relocation/Development Assistance Incentive Program, for an amount not to exceed \$100,000 for construction upgrades.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-8: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GRANT UNDER THE RELOCATION AND DEVELOPMENT INCENTIVE PROGRAM TO PROPERTY OWNER "2025 N. DIXIE HIGHWAY LLC" TO BE USED FOR IMPROVEMENTS AT 2025 N. DIXIE IN NORTHWOOD CRA; AUTHORIZING THE CHAIR TO EXECUTE THE GRANT AGREEMENT AND ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE GRANT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-8.

Background Information:

In August 2017, via Resolution No. 17-42, the CRA Board approved an incentive program named the Relocation/Development Program. The intent of this incentive program is to support difficult and/or unique redevelopment projects that cannot be accommodated under other CRA programs.

2025 North Dixie Highway LLC proposes constructing a Padel facility at 2025 North Dixie Highway. The building will be a health club for padel tennis and occupies 5,381 square feet of renovated structure use. Situated directly on the south side of 20th Street, across from St. Ann's, it is expected to aid in revitalizing the Dixie corridor and be an economic stimulator for surrounding commercial uses. The construction includes, but is not limited to, interior construction upgrades, the addition of bathrooms/showers, a food/drink counter structure, a raised roof, landscaping, outdoor courts, new site walls, and a streetscape. Construction began in 2023 and is set to be completed by fall of 2024.

Approval of Resolution No. 24-8 authorizes the CRA Chair to execute the grant and license agreement with 2025 North Dixie Highway, LLC in an amount not to exceed \$100,000.

The proposed grant supports the Pleasant City Target Area Goal 4: Revitalize the Dixie Highway corridor from 15th Street to 25th Street by renovating an existing dilapidated commercial structure.

CRA District: Northwood/Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

8. DISCUSSION- ITEMS WERE DISCUSSED.

- 8.1. Discussion regarding the use of Open Space for an ice rink for The Ben Hotel.

Originating Department:

Community Redevelopment Agency

Staff Recommended Motion:

For discussion purposes only.

Background Information:

In 2018, the CRA Board approved Resolution No.18-9 for a ground lease and development agreement with Navarro Lowrey Waterfront, LLC, for the lease of the Helen Wilkes site (CRA property--now 185 Banyan Boulevard). This property, along with the old City Hall site, was redeveloped into a 443,361 square foot commercial project, consisting of The Ben Hotel), which is a mixed-use building with residential and components, a parking garage, and a restaurant with an open space component on the CRA property.

The CRA property now houses Elisabetta's Ristorante and the Open Space component, directly north of the restaurant. This Open Space is utilized for additional restaurant seating, special events, and use by the general public. It is allowed to be closed to the public for limited periods for private events.

The Ben Hotel has proposed to use this Open Space to install and operate a seasonal ice skating rink and concession area for food and beverages between November 1, 2024 and March 1, 2025. The ice skating rink will be open to the public, and the applicant is offering to provide discounted ticket prices for West Palm Beach City residents. This may include group discounts for schools and non-profit organizations, as well as discounted student pricing. The CRA's lessee, Navarro Lowrey Waterfront, LLC, consents to this use of the Open Space.

The vendor set to install the rink is Ice-America. Proposed hours of operation are Monday-Sunday, 10:00 AM - 9:00 PM, with Friday and Saturday being open until 10:00 PM.

Staff desires to present the proposal to the Board for discussion and input.

CRA District: Downtown/City Center.

Commission District : Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

- 8.2. Agreement for operation of the Sunset Lounge between Sunset Hospitality Group, LLC and the West Palm Beach Community Redevelopment Agency (CRA).

Originating Department:

Community Redevelopment Agency

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 (CRA) 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 a 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 (Sunset Hospitality Group, LLC).

On April 29, 2024, the CRA Board approved direction for CRA staff to

work with Vita Lounge, LLC to have a final and signed agreement by Wednesday, May 22, 2024 for formal adoption at the June 10, 2024 CRA meeting. The signed agreement was not achieved, requiring an additional update to the Board for discussion.

Commission District 3: Commissioner Christy Fox.

9. ADJOURNMENT: 4:59 P.M.

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