



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  
Agenda  
Monday, July 8, 2024  
3:30 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. 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 June 10, 2024.

**Originating Department:**  
Mayor's Office

- 6.2. Resolution No. 24-32 approving an amendment to the Incentive Agreement with Transit Village, LLC, granting a one (1) year time extension.

**Originating Department:**  
Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 24-32: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AMENDMENT NO. 3 TO THE INCENTIVE AGREEMENT WITH TRANSIT VILLAGE, LLC, GRANTING A TIME EXTENSION FOR COMMENCEMENT OF VERTICLE CONSTRUCTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Background Information:**

The West Palm Beach Community Redevelopment Agency (CRA) entered into an incentive agreement with Transit Village to support the redevelopment of the "wedge parcel" located at 150 Clearwater Drive, West Palm Beach in the Downtown City Center CRA District.

Transit Village, LLC, has an approved site plan and requested an extension of time for the Incentive Agreement with the CRA. Transit Village is requesting a time extension that will mirror the lease agreement with the City of West Palm Beach. The extension was requested by

Transit Village, LLC, to allow for additional time to work with Palm Beach County (owner of the parcel) on the redevelopment project.

The Incentive Agreement has been extended in the past through CRA Resolution No. 20-39 and Resolution No. 21-57. The Incentive Agreement is a tax increment finance incentive. Once the project is completed and generating tax revenue to the CRA, the Transit Village project will receive 95% of the tax increment revenue that is directly attributable to the construction of the project. The Transit Village project value was estimated, in 2018, to be \$342,000,000. The cumulative total of the incentive to the project by the CRA is \$25,000,000 after annual payments conclude.

The Transit Village project is designed as a transit-oriented development, allowing future residents the ability to live near transit services other than automobile modes. The Transit Village project, as it is currently designed, includes forty (40) work force housing units for buyers whose household annual income does not exceed 140% of the Area Median Income (AMI). These units are, in addition to the work force housing, required in the agreement with Palm Beach County. The Transit Village Incentive Agreement also includes a Community Benefit program with requirements for local hiring, living wage, and small business participation.

Resolution No. 24-32 grants Transit Village a one (1) year extension of the construction commencement date under the Incentive Agreement, or the Incentive Agreement will terminate, unless an additional one (1) year extension is granted by the CRA, at its sole discretion.

The Transit Village project is in Downtown City Center CRA District.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

The project will not generate the incentive until it is completed and has a Certificate of Occupancy.

## 7. RESOLUTIONS

- 7.1. Resolution No. 24-27 granting approvals to allow the Open Space under a Ground Lease with Navarro Lowrey Waterfront, LLC, adjacent to 185 N. Banyan to be used during next winter season by The Ben hotel as an ice rink open to the public.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 24-27: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE SECOND AMENDMENT TO THE GROUND LEASE AND DEVELOPMENT AGREEMENT WITH NAVARRO LOWERY WATERFRONT, LLC, AND NAVARRO LOWERY, INC., FOR THE HELEN WILKES PROPERTY AT 185 BANYAN BOULEVARD TO ALLOW THE OPERATION OF AN ICE RINK FOR THE 2024-2025 FALL / WINTER SEASON; CONSENTING TO A SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 24-27.

**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 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, 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, situated 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 proposed to use this Open Space to install and operate a seasonal ice rink and concession area for food and beverages between November 1, 2024 and March 1, 2025. The ice rink will be open to the public and will provide discounted ticket prices for students and seniors. The CRA's lessee, Navarro Lowrey Waterfront, LLC, consents to this use of the Open Space.

Resolution No. 24-27 approves an amendment to the ground lease to allow the use as an ice rink for the 2024-2025 winter season, along with an amendment to the Declaration of Covenants, Conditions, Restriction and Easements, which governs the old City Hall / Helen Wilkes site development, among the Developer entities, Hotel Owner, and Mixed-Use Owner, CRA, and the City.

CRA District: Downtown/City Center.

Commission District 3: Commissioner Christy Fox.

**Fiscal Note:**

No fiscal impact.

- 7.2. Resolution No. 24-31 authorizing the negotiation of a Conveyance and Development Agreement for rehabilitation of six (6) historic-frame vernacular buildings with Neighborhood Renaissance, Inc.

**Originating Department:**

Community Redevelopment Agency

**Ordinance/Resolution:**

RESOLUTION NO. 24-31: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY REGARDING THE REHABILITATION AND RE-CONVEYANCE OF THE SIX (6) SHOTGUN HOUSES LOCATED AT 610 DOUGLASS AVENUE FOR AFFORDABLE HOUSING PURPOSES; AUTHORIZING THE NEGOTIATION OF A CONVEYANCE AND DEVELOPMENT AGREEMENT WITH NEIGHBORHOOD REINASSANCE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Staff Recommended Motion:**

Approve Resolution No. 24-31.

**Background Information:**

The Community Redevelopment Agency (CRA) acquired 610 Douglass Avenue in January 2023. The property consists of six (6) frame vernacular structures designated as historic buildings. On May 11, 2024, the West Palm Beach CRA issued a notice of intent to dispose of this property for historic rehabilitation and to sell it as affordable housing. The notice was published in the Palm Beach Post for thirty (30) days. All proposals were due by 5:00 PM on April 11, 2024.

Proposals were received from two (2) groups with the following general terms:

Neighborhood Renaissance

- Rehabilitate and convert each unit to fee simple Single Family homes (1 or 2 Bedroom).
- Owner Occupant: Owner with 80% AMI.
- Sale Price: \$150,000 to \$160,000.
- CRA to donate land and provide a development subsidy in the amount of \$467,153.

### Grelite Evolution

- Offers a purchase price of \$51,785 and will cover cost of rehabilitation; however, proposer does not offer price point, nor do they specify ownership or rental.
- Estimated Cost presented:
  - A. Acquisition Costs: \$51,785
  - B. Rehabilitation Costs: \$480,000
  - C. Site Improvements: \$50,000
  - D. Contingency: \$58,178
- Total Estimated Budget: \$639,963

Based on the submittals received, staff is recommending that the CRA Board proceed with negotiations with Neighborhood Renaissance, Inc. A final purchase and sale agreement will be brought back to the Board for approval.

The rehabilitation of the 610 Douglass Avenue property for affordable housing aligns with the goals of the Strategic Finance Plan for the Downtown/City Center CRA.

The property is located within Commission District 3: Commissioner Christy Fox.

#### **Fiscal Note:**

Resolution No. 24-31 does not approve the use of funds. A purchase and sale agreement will be brought back to the Board for approval; however, funds are currently identified in the FY2024 budget for the rehabilitation of the 610 Douglass Avenue property.

## **8. DISCUSSION**

- 8.1. CRA staff presentation of proposed budgets for FY 2025 for the Downtown City Center CRA and the Northwood/Pleasant City CRA.

#### **Originating Department:**

Community Redevelopment Agency

#### **Staff Recommended Motion:**

For discussion purposes only.

#### **Background Information:**

Staff will present the proposed 2025 budgets for the Downtown City Center CRA and the Northwood/Pleasant City CRA for Board discussion and comment.

The final presentation and approval for the 2025 budget will take place during the September 2, 2024 CRA Board meeting.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

## **9. 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