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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, August 5, 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- 3:00 P.M.

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. PRESENTATION- **PRESENTED.**

6.1. BBQ Brews & Blues Recap Presentation

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

N/A

Background Information:

The Community Redevelopment Agency (CRA) staff will present a recap of the recent BBQ Brews & Blues event in the Historic Northwest District that took place on June 29, 2024.

The presentation will include information on the marketing and promotional efforts, event turnout, and community response, as well as a short recap video.

Commission District 3: Commissioner Christy Fox.

Fiscal Note:

No fiscal impact.

7. 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.

7.1. Minutes of the Community Redevelopment Agency Meeting of July 8, 2024.

Originating Department:

Mayor's Office

- 7.2. Resolution No. 24-34 approving an amendment to a real estate development accelerator incentive agreement for POTP, LLC for additional costs of \$25,121.73.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-34: A RESOLUTION OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING INCREASED INCENTIVES FOR THE PARKLAND MULTIFAMILY PROJECT PURSUANT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR GRANT PROGRAM; APPROVING A FOURTH AMENDMENT TO THE DEVELOPMENT INCENTIVE AGREEMENT WITH POTP, LLC D/B/A PARKLAND ON THE PARK, LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

In January 2020, the Community Redevelopment Agenda (CRA) approved Resolution No. 20-1 for a Development Incentive Agreement with POTP, LLC for the Broward Block Multifamily Project located at 2121 Broward Avenue, now known as Park West.

The incentive agreement comprised funding for tax increment financing and public infrastructure improvements. Originally, the contract allowed the CRA to financially assist the Developer by providing a real estate development accelerator incentive and to reimburse the Developer a portion of the infrastructure costs in the amount of \$260,000.

Due to unforeseen cost increases to the infrastructure improvements on the project, the CRA Board amended the agreement on June 12, 2023, by \$97,969.22 for a total of \$357,969.22.

POTP, LLC completed the multifamily project, and approximately 40% of the 102-unit apartment building is leased. At the conclusion of the project, infrastructure costs remained, which were part of the project completed on the City's behalf. The remaining costs of the project totaled \$25,121.73 upon close out. The Developer is requesting an amendment to the REDA agreement to allow an additional cost of \$25,121.73 to be reimbursed. With this addition, the total infrastructure costs to the Developer on behalf of the City will be \$383,090.95.

Approval of Resolution No. 24-34 authorizes the CRA Chair to execute the amendment to the development incentive agreement with POTP, LLC for an amount not to exceed \$25,171.73.

The proposed grant supports the Pleasant City Target Area Goal 5: Enhancement and refurbishment of infrastructure and streetscape

conditions.

CRA District: Northwood/Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

- 7.3. Resolution No. 24-37(F) authorizing the transfer of funds in Fund 256 to pay for arbitrage rebate.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-37(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 SERIES 2019 CCCRA DEBT SERVICE FUND TO PROVIDE FOR THE TRANSFER OF FUNDS IN THE AMOUNT OF \$1,500,000 TO FUND PAYMENT OF ARBITRAGE FOR CRA BOND 2019 TO IRS, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Background Information:

In July 2019, the CRA issued \$91,285,000 in Tax Increment Financing Revenue Bonds (Series 2019 Bonds) for the purpose of funding certain capital projects within the Downtown area of the CRA. In accordance with the terms of the tax covenants in the official statement of the Series 2019 Bonds and the Internal Revenue Service (IRS) Code Section 148, the CRA is required to pay to the IRS a rebate amount, representing the cumulative interest earned above the bond yield during the period from July 2019 through July 2024. The cumulative investment earnings exceeded the allowable interest earnings of the bond by \$1,500,000 and is the amount payable to the IRS.

Resolution No. 24-37(F) transfers funds from reserves to a dedicated account for the payment of Arbitrage Rebate.

Commission District 3: Commissioner Christy Fox.

8. RESOLUTIONS- ALL ITEMS WERE APPROVED.

- 8.1. Resolution No. 24-30 approving a property improvement agreement for a grant under the Pleasant City Neighborhood Paint, Plant, and Pave program in the amount of \$9,847 for improvements to the property at 2017 Happy Street.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-30: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A PAINT, PLANT, & PAVE GRANT IN THE AMOUNT OF \$9,847 FOR PIUMIKA WEERASINGHE FOR IMPROVEMENTS TO THE PROPERTY AT 2017 HAPPY STREET; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-30.

Background Information:

By Resolution No. 24-10, the Community Redevelopment Agency (CRA) Board authorized the Paint, Plant, and Pave grant program for the Northwood Village / Pleasant City district.

The Paint, Plant, and Pave grant program is a grant available in the Northwood Village / Pleasant City CRA district that aims to immediately enhance the aesthetics of single-family and multi-family properties, while also trying to incentivize curb appeal. This program allows funding for qualified improvements, which are listed below:

- Exterior painting
- Minor facade repairs
- Landscaping
- Awnings installation or repair
- Driveway or parking lot sealing or repair
- Driveway pavers installation
- Irrigation systems installation or repair
- Exterior lighting installation or repair
- Fence installation, repair, or removal
- Window installation or repair

In May 2024, Piumika Weerasinghe submitted a Paint, Plant, and Pave grant application for the location of 2017 Happy Street in the MerryPlace Estates development. The funding request is for a total of \$9,847; which will cover new hurricane impact windows and doors. These improvements are projected to enhance the exterior aesthetics of the property.

Approval of Resolution No. 24-30 authorizes the CRA Chair to execute the grant and license agreement with Piumika Weerasinghe in an amount not to exceed \$9,847.

The proposed grant supports the Pleasant City Target Area Goal 5:

Enhancement and refurbishment of infrastructure and streetscape conditions.

CRA District: Northwood/Pleasant City.

Commission District 1: Commissioner Cathleen Ward.

- 8.2. Resolution No. 24-35 approving the purchase of property located at 5701 Broadway Boulevard, 1026 Palm Beach Lakes Boulevard, and 1000 Palm Beach Lakes Boulevard for an amount not to exceed \$2,368,411.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-35: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF PROPERTIES LOCATED AT 5701 BROADWAY BOULEVARD, 1026 PALM BEACH LAKES BOULEVARD, AND 1000 PALM BEACH LAKES BOULEVARD, IN THE AMOUNT OF \$2,368,411; AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT WITH THE PROPERTY OWNERS, 5701 BROADWAY LAND TRUST, 1026 PALM BEACH LAKES LAND TRUST, AND FLORIDA LAND TRUST SERVICES LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-35.

Background Information:

Under the authority of the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes, as amended, the City of West Palm Beach created a Community Redevelopment Agency (CRA) and a community redevelopment plan. The CRA's underlying mission is to redevelop blighted areas.

By Resolution No. 23-38, the CRA Board approved the opening of a line of credit with Valley National Bank to fund property acquisitions in target areas for redevelopment.

In March 2024, the CRA started working with Jones Lang LaSalle (JLL) to identify and acquire parcels along the Broadway corridor. These acquisitions will be targeted as future redevelopment sites once the BMUD draft code has been implemented in 2025.

JLL engaged with the owner for the parcels located at 5701 Broadway Boulevard, 1026 Palm Beach Lakes Boulevard, and 1000 Palm Beach Lakes Boulevard and negotiated a purchase price of \$2,368,411 for the

total portfolio. Funding for each of the parcels will be broken down as follows:

- 5701 Broadway Boulevard: \$850,596
Funding will be sourced from both a line of credit and the Broadway Target Area budget for land acquisition.
- 1000 Palm Beach Lakes Boulevard - \$387,253.87
Funding will be sourced from the Northwest Target Area budget for property acquisition.
- 1026 Palm Beach Lakes Boulevard - \$1,130,561.13
Funding will be sourced from the Northwest Target Area budget for property acquisition.

The total contribution from the CRA for the purchase amounts to \$2,368,411. The CRA will continue to work with JLL for further acquisitions along Broadway Boulevard.

Approval of Resolution No. 24-35 authorizes the CRA Chair to execute the purchase agreement for the properties.

The proposed acquisition supports goals in the Downtown/City Center CRA and the Northwood/Pleasant City CRA as follows:

- Northwest Target Area Goal 4: Promote the redevelopment of the Tamarind Avenue mixed-use area.
- Broadway Target Area Goal: Acquire land along the corridor, focused on Section 3, that will be used for a catalytic project aimed at jump-starting redevelopment along Broadway.

CRA Districts: Northwood / Pleasant City District and City Center / Downtown District.

Commission District 1: Commissioner Cathleen Ward.

Commission District 3: Commissioner Christy Fox.

- 8.3. Resolution No. 24-36 approving an agreement with Biederman Redevelopment Ventures for \$450,000 to implement the Currie Park Placemaking Plan.

Originating Department:

Community Redevelopment Agency

Ordinance/Resolution:

RESOLUTION NO. 24-36: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ENGAGEMENT OF BIEDERMAN REDEVELOPMENT VENTURES CORP. TO CONTINUE TO PROVIDE PLACEMAKING AND STRATEGIC FINANCING SERVICES FOR THE REDEVELOPMENT OF CURRIE PARK; AUTHORIZING EXECUTION OF A CONSULTING SERVICES AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Staff Recommended Motion:

Approve Resolution No. 24-36.

Background Information:

The City of West Palm Beach and the West Palm Beach Community Redevelopment Agency (CRA) are working collaboratively to refurbish and enhance Currie Park.

Located in the Currie Corridor of the CRA, the 13-acre waterfront park is currently approved and funded for \$30 million in renovations. Renovations include enhanced green space, tennis and pickle ball courts, fitness/walking trails, a one-acre playground area, kayak/paddle board launch area, resiliency hub, and cafe opportunity.

As part of the original scope of work for the concept design and planning for Currie Park, Biederman Redevelopment Ventures (BRV), as a subcontractor for Chen Moore, developed a Placemaking Plan (Plan). The Plan outlined specific steps and outcomes that will make Currie Park sustainable from a revenue generating standpoint. The Plan describes the programing, activities, security needs, maintenance schedule, and general costs associated with operations.

As the project approaches groundbreaking, CRA staff recommends the implementation of the Plan as drafted by BRV. The Plan includes a timeline for execution, which begins prior to Currie Park opening, requiring a contract to implement the Plan to be in place while Currie Park is under construction. Implementation of the Plan now will ensure that when Currie Park opens programming and operations will be in place.

CRA staff recommends approving BRV for the implementation of the Plan. Because BRV authored the Plan, has nation-wide experience in standing up operations in public parks, and has been requested to implement the Plan by stakeholders, a contract is being brought forward directly to the CRA Board for approval. If approved, the Plan implementation contract will occur over a 24-month period by several staff from BRV, including the principal of the company, Dan Biederman. The Plan includes working to build and secure multiple funding sources for Currie Park, coordination with the City's Parks and Recreation Department, establishing the program and event schedule, identifying a

cafe operator, and assisting in hiring staff for maintenance and operations. The contract totals \$450,000 billed out over quarterly payments of \$90,000 as the implementation occurs.

Staff recommends approval of Resolution No. 24-36.

Currie Park is in the Northwood Village / Pleasant City CRA District.

This project is in City Commission District 1: Commissioner Cathleen Ward.

9. ADJOURNMENT- 3:56 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