



**West Palm Beach  
Community Redevelopment Agency**

**PASS/FAIL AGENDA**

**April 6, 2020  
4:00 P.M.**

**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, FLORIDA 33401, {(561) 822-1210}**

**MAYOR  
KEITH A. JAMES**

**CITY COMMISSION  
PRESIDENT CHRISTINA LAMBERT**

**COMMISSIONER KELLY SHOAF  
COMMISSIONER RICHARD A. RYLES**

**COMMISSIONER CORY NEERING  
COMMISSIONER JOSEPH A. PEDUZZI**

**ADMINISTRATION  
INTERIM CRA EXECUTIVE DIRECTOR, ALLISON JUSTICE  
CITY ATTORNEY, KIMBERLY ROTHENBURG  
TREASURER, MARK A. PARKS  
CITY CLERK, HAZELINE CARSON**

## 1. ROLL CALL

**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.

**COMMENTS FROM THE PUBLIC FOR NON-AGENDA ITEMS:**

**COMMENTS FROM THE BOARD:**

**ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA:**

**CONSENT (2): APPROVED**

2. **Minutes of the Special Community Redevelopment Agency Meeting of February 26, 2020.**  
*Agenda Cover Memorandum No.: 22080*

**Staff Recommended Motion:**

Approve the Minutes of the Special Community Redevelopment Agency Meeting of February 26, 2020.

**RESOLUTION (3-5):**

3. **Resolution No. 20-21 APPROVED approving a grant in an amount not to exceed \$ 75,000 to Phillip Dozier pursuant to the CRA's Contributing Structure Rehabilitation Grant Program.**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GRANT UNDER THE CONTRIBUTING STRUCTURE REHABILITATION GRANT PROGRAM TO PHILLIP DOZIER FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 816 5TH ST; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22081*

**Staff Recommended Motion:**

Approve Resolution No. 20-21.

**Background:**

In November 2005, the CRA Board formally adopted the Strategic Finance Plan for the Downtown/City Center CRA District which identified the improvement of properties in the Northwest Neighborhood Target Area as an important component of the redevelopment strategy. In June 2006, the CRA Board formally adopted nine incentive programs, many of them targeting the Historic Northwest neighborhood. On September 23, 2019, pursuant to Resolution 19-42 which adopted Amendment No. 14 to the Strategic Finance Plan for the Downtown/City Center CRA which provides for, as one of the residential property improvement programs, the Contributing Structure Rehabilitation Grant Program. The Structure Rehabilitation Grant Program provides 80% of a contributing structure rehabilitation project up to \$75,000 in the Historic Northwest District. The Contributing Structure Rehabilitation Grant Program is intended to attract investors to historic properties that are designated as "contributing" to the historic district and to facilitate more renovations thus increasing the value of the historic properties and further preserving the properties' historical significance.

This grant request is submitted by Habitat for Humanity on behalf of Phillip Dozier in conjunction with Habitat for Humanity's Brush with Kindness and critical repair initiative. The grant will assist with exterior and interior improvements to the property located at 816 5th Street and provide for various property improvement work to include but not limited to installation of new wood siding, new impact resistant windows, electrical service upgrade, lead paint mitigation and new garage door and opener. The total project cost is estimated at \$93,753 with the CRA funding a maximum of \$75,000 (See Attachment). Note: Habitat for Humanity has already conducted emergency roof placement.

Commission District 3: Richard Ryles.

**Fiscal Note:**

Funding is available in Northwest Target Area Redevelopment Incentives budget line item.

4. **Resolution No. 20-23 APPROVED authorizing development incentives for CHS CAPC JV1, LLC's Arts on Broadway Project pursuant to the CRA's Real Estate Development Accelerator (REDA) Grant Program.**

**RESOLUTION NO. 20-23: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING DEVELOPMENT INCENTIVES FOR THE ARTS ON BROADWAY AFFORDABLE / WORKFORCE HOUSING PROJECT PURSUANT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR GRANT PROGRAM; APPROVING A DEVELOPMENT INCENTIVE AGREEMENT WITH CHS CAPC JV1, LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22082*

**Staff Recommended Motion:**

Approve Resolution No. 20-23.

**Background:**

CHS CAPC JV1, LLC has applied to the CRA for an incentive to assist with the development of the Arts on Broadway Project, located at 2823 Broadway Avenue. In June 2019, the City Commission approved affordable housing incentives for CHS CAPC JV1, LLC, and agreed to donate land valued at \$228,500 for construction of the Arts on Broadway project. In November 2019, the City Commission approved a \$300,000 loan for development and construction costs for this project. Due to the project's innovative nature with construction materials, an increase in construction costs, a change in the opportunity zone regulations, as well as unforeseen requirements asked by the City, the developer is seeking additional funding assistance to maintain the project's timeline.

The project is slated to be three-stories with 52 units of affordable and workforce housing, 1,920 square feet of commercial space, and 59 parking spaces. The project will total 43,556 square feet across four residential buildings and six commercial buildings made out of recycled shipping containers. Twenty-six units in the project will serve (80% of Area Median Income) and (120% of Area Median Income) individuals and families. The rental income projections are aligned to the income limits and associated maximum allowable rents. The units constructed in the project will all be one – and two – bedroom units, with larger floor plans to accommodate creative individuals seeking live-work apartments.

**Project Costs:**

- Building Acquisition: \$533,500
- Construction Costs: \$6,013,387
- Professional Fees: \$696,500

The project is scheduled to begin construction in May 2020 with an estimated completion date of June 2021.

The applicant has applied for an incentive pursuant to the CRA's Real Estate Development Accelerator (REDA) program. This program is a performance-based tax incentive program that allows for an incentive for new development projects over \$5M. Pursuant to information provided by the applicant, the projected new capital investment of this project is approximately \$6,200,000 with an estimated new assessment of \$4,168,000. The current assessed value of the property is \$91,547.

The proposed CRA incentive details pursuant to the REDA Program are as follows:

- Reimbursement of fifty percent (50%) TIF received by the CRA from the Project for five years, in a total amount not to exceed One Hundred Sixty Thousand Dollars (\$160,000).

This project is consistent with the goals outlined in the CRA Strategic Plan and will provide needed development along the Broadway Corridor.

Resolution No. 20-23 approves the incentives as outlined and authorizes the CRA Board Chair to execute the Development Incentive Agreement.

The CRA Advisory Board unanimously approved this incentive on 3/27/20.

Commission District 1: Kelly Shoaf.

**Fiscal Note:**

Tax abatement commitment will be included in CRA FY20-21 budget.

5. **Resolution No. 20-25 APPROVED approving the 4th Amendment to the Project Funding Agreement for the Clematis Streetscape & Alleyway Project between the City and the West Palm Beach CRA for funding of the 400-600 Blocks.**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FOURTH AMENDMENT TO THE PROJECT FUNDING INTERLOCAL AGREEMENT FOR THE CLEMATIS STREETScape AND ALLEYWAY PROJECT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FUNDING OF THE IMPROVEMENTS TO THE 400-600 BLOCKS OF CLEMATIS STREET; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

*Agenda Cover Memorandum No.: 22083*

**Staff Recommended Motion:**

Approve Resolution No. 20-25.

**Background:**

The CRA's Strategic Finance Plans for the City Center/Downtown CRA District, Amendment No. 14, identifies the downtown core as a target area with focus on Clematis Street. The Plan states that the success of Clematis Street, the historic core of the City, is important to the overall vitality of the City of West Palm Beach and stresses the importance of positioning Clematis Street as a 24-hour, live-work-play environment. The Plan specifically states that funding will be provided to design and beautify Clematis Street and the alleys.

The City and CRA are working together on the design and construction of the Clematis Streetscape. Phase 1 of the project was completed in October 2018 on the 300 block of Clematis. The design that features a curbless street, wider sidewalks and more tree canopy was continued through Phase 2 on the 100 and 200 Blocks of Clematis that was completed in December 2019. Phase 3 is the final phase for Clematis Street itself, that will include similar improvements to the 400 and 500 Blocks of Clematis and will also include some aesthetic improvements to the 600 Block of Clematis.

By Resolution No. 18-11, the CRA approved that Project Funding Agreement for the Clematis Streetscape and Alleyways with the City of West Palm Beach . By Resolution No. 18-25, the CRA approved the First Amendment to the Project Funding Agreement by which the CRA provided additional funding for the 300 Block of the Clematis Streetscape project. By Resolution 19-17, the CRA approved the Second Amendment to the Project Funding Agreement by which the CRA provided additional funding for the 100-200 Blocks the Clematis Streetscape Project. By Resolution No. 19-32, the CRA approved the Third Amendment to the Project Funding Agreement by which the CRA provided additional funding for the 300 Block alleyway.

The CRA will commit funding toward the Clematis Streetscape Phase 3 (400-600 Blocks) Project in an amount not to exceed \$7,996,826.35. Funding will be allocated as part of the Series 2019 Bonds.

Resolution No. 20-25 approves the Fourth Amendment to the Project Funding Agreement with the City for funding the Clematis Streetscape Project-Phase 3 (Blocks 400 -600).

Companion Resolution No. 99-20 will be presented to the City of West Palm Beach Commission.

CRA District: City Center / Downtown.

COMMISSION DISTRICT: This project is in Commission District 3: Richard Ryles.

**Fiscal Note:**

\$7,996,826.35. Funding will be allocated as part of the Series 2019 Bonds.

**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.**