

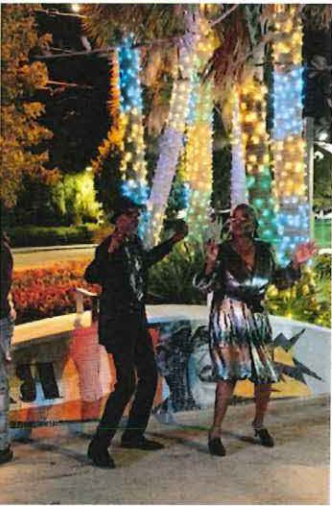


WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

Office of the Executive Director
401 Clematis Street (561) 822-1550
West Palm Beach, FL 33401 www.wpb.org/cra




Annual Report for the Fiscal Year Ending September 30, 2025



BOARD OF COMMISSIONERS

Board of Commissioners

KEITH A. JAMES
MAYOR



KJames@wpb.org

CATHLEEN WARD
COMMISSIONER



CWard@wpb.org

SHALONDA WARREN
COMMISSIONER



SWarren@wpb.org



Mission Statement

To foster and directly assist in the redevelopment of the Community Redevelopment Areas in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA Districts and the City of West Palm Beach as a whole.

CHRISTY FOX
COMMISSIONER



CFox@wpb.org

JOSEPH PEDUZZI
COMMISSIONER



JPeduzzi@wpb.org

CHRISTINA LAMBERT
COMMISSIONER



CLambert@wpb.org

LETTER FROM THE EXECUTIVE DIRECTOR



Letter from the Executive Director

March 2026

Dear Partners, Stakeholders, and Community Members,

We are pleased to present the West Palm Beach Community Redevelopment Agency (CRA) Annual Report for Fiscal Year 2024–2025, covering the period from October 1, 2024, through September 30, 2025. This year has been one of transformative redevelopment, strategic partnerships, and measurable progress toward our mission of eliminating blight, strengthening economic vitality, and enhancing quality of life in our CRA Districts.

Key achievements this year include the Grand Opening of The Styx Promenade, major progress on historic restoration initiatives, and completion of several catalytic infrastructure projects that will support equitable growth and sustainable public spaces citywide.

Looking ahead to FY 2026, we remain committed to advancing strategic priorities that include affordable and workforce housing, catalytic economic development, enhanced public spaces, and continued historic preservation. These priorities will be guided by community input, sound financial planning, and strong partnerships with residents, businesses, and stakeholders throughout the City.

This Annual Report has been prepared in accordance with §163.371 and 163.387(8) and includes the following information:

- General background information regarding the CRA and the Redevelopment Areas.
- Historical/current performance data (economic and financial) for each redevelopment area including # of activities started/completed, expenditures of the Redevelopment Agency Trust Funds, taxable property values; contributing taxing authority millage rates; tax increment revenues; tax-base segmentation; etc.
- Report on activities (projects, initiatives, etc.) within the redevelopment areas.
- Financial statements for the fiscal year ending September 30, 2025.

Thank you to the City Commission, CRA Board, staff, community partners, and residents for your support and collaboration. Together, we are building a West Palm Beach that is vibrant, inclusive, and prosperous for all.

Respectfully,

Christopher Roog

Christopher Roog, CEcD
CRA Executive Director



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WEST PALM BEACH CRA

West Palm Beach CRA

Background

The West Palm Beach Community Redevelopment Agency (CRA) is a local government agency that works in collaboration with residents, property owners, businesses, developers and other community organizations to foster redevelopment within the CRA Districts. Among our priorities include public safety, beautification, streetscape and infrastructure improvements, economic development, affordable housing, business incentives, marketing and special events, and historic preservation. Nationally known as one of the most innovative and effective Community Redevelopment Agencies in the country, the West Palm Beach CRA is setting the standard for redevelopment.

Redevelopment Areas

The CRA consists of the following two separate Redevelopment Areas comprising approximately 1,399-acres¹ :

- Downtown City Center Community Redevelopment Area (hereafter referred to as the “CCCRA”; approximately 940-acres); and
- Northwood/Pleasant City Community Redevelopment Area (hereafter referred to as the “NPCCRA”; approximately 459-acres).

Funding Source

The primary funding source available to the CRA consists of Tax Increment revenues. Tax Increment revenues are a unique tool available to cities and counties for redevelopment activities and are used to leverage public funds to promote private sector activity in the targeted redevelopment area. The taxable value of all real property in the redevelopment area is determined as of a fixed date², also known as the “base-year” value. Contributing taxing authorities continue to receive ad valorem tax revenues (a.k.a. property tax revenues) based on the base-year value. Revenues generated from the base-year value are available for general government purposes. However, ad valorem revenues from increases in real property value, referred to as “Tax Increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

¹ The acreage information identified herein for the CRA is based on Geographic Information Systems mapping technology.

² F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund.

WEST PALM BEACH CRA

Sunset Dates

The sunset dates (termination dates) for the two Redevelopment Areas are as follows:

- Downtown City Center Community Redevelopment Area: September 30, 2046.
- Northwood/Pleasant City Community Redevelopment Area: September 30, 2036.

Strategic Finance Plans

In 2004, the CRA determined that a more aggressive approach was needed to effectively address the blighted conditions within the Redevelopment Areas. Staff responded through creation of a five-year strategic redevelopment program (i.e., hereinafter referred to as the “Finance Plan”) that incorporated existing planning reports/studies, feedback from community forums/charrettes, etc., with the end result being the identification and prioritization of redevelopment projects that enable the CRA to effectively and efficiently combat blight and address affordable housing availability.

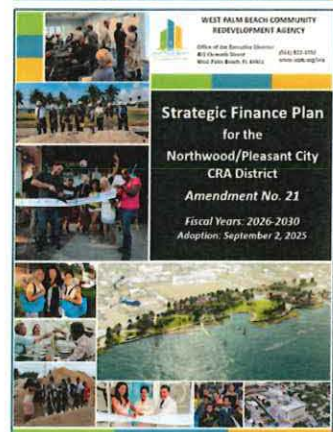
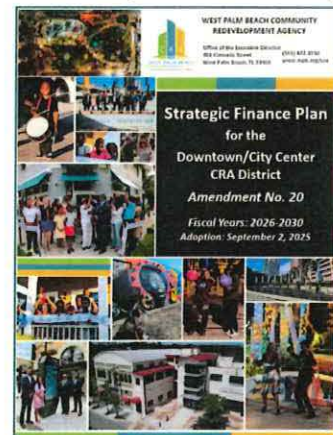
The Finance Plan has increased private sector investment as the development community, residents, lenders and other stakeholders recognize that a solid financial commitment has been made by our elected officials.

- Finance Plan for the CCCRA

The CRA Board adopted Resolution No. 25-36 on September 2, 2025, which provided for approval of the updated Finance Plan for the CCCRA. The Finance Plan is amended annually and currently forecasts investment totaling \$163 million (excluding operations/debt service) within CCCRA boundaries over the next five (5) years.

- Finance Plan for the NPCCRA

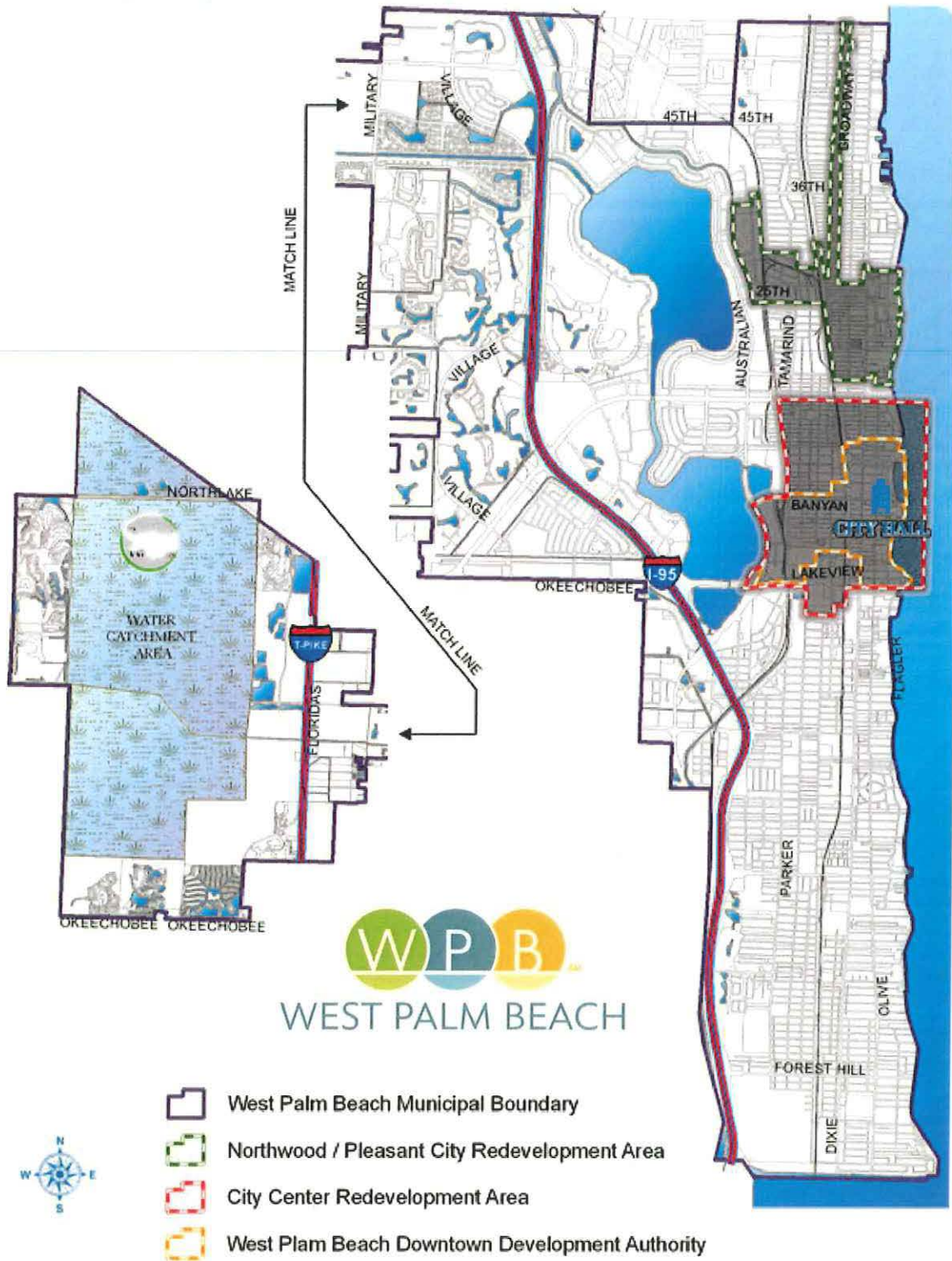
The CRA Board adopted Resolution No. 25-38 on September 2, 2025, which provided for approval of the updated Finance Plan for the NPCCRA. The Finance Plan is amended annually and currently forecasts investment totaling \$26 million (excluding operations/debt service) within NPCCRA boundaries over the next five (5) years.



This Annual Report includes a report/narrative of activities (redevelopment projects, initiatives, etc.) under each Redevelopment Area section as well as financial statements for each Trust Fund.

WEST PALM BEACH CRA

Boundary Map (both Districts)



DOWNTOWN CITY CENTER REDEVELOPMENT AREA

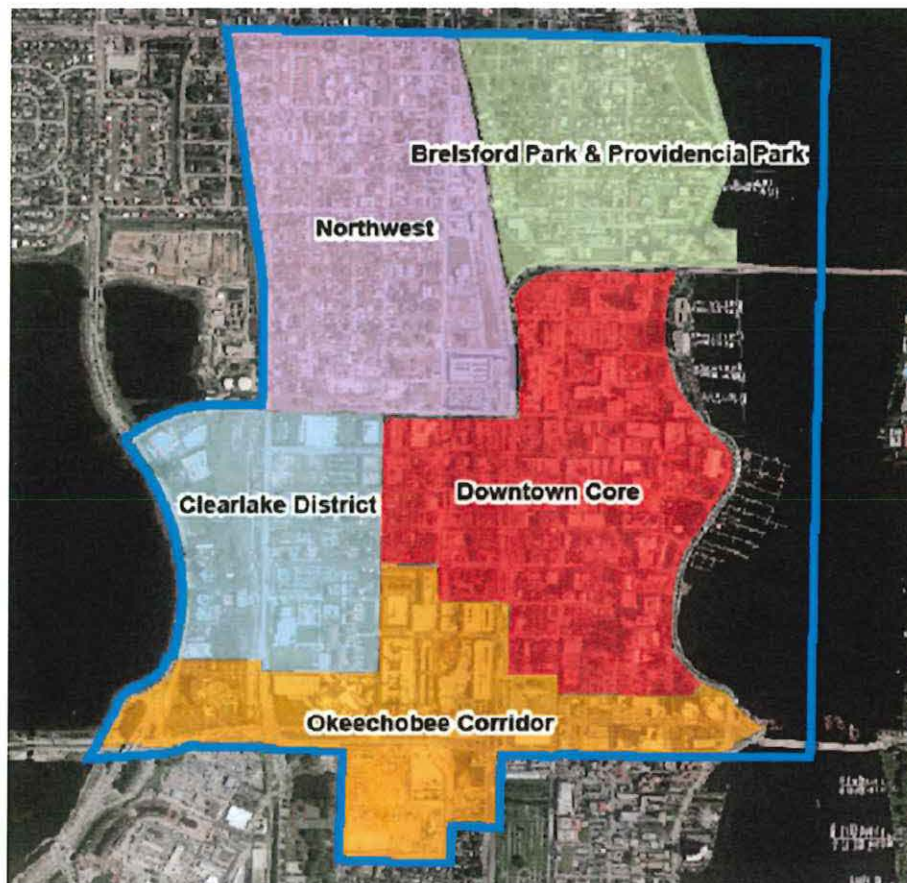
Downtown City Center Redevelopment Area

Background

The Downtown/City Center CRA District (“CCCRA”) created value with key public/private partnerships like City Place. Innovative partnering with the WPB Downtown Development Authority (DDA) for the new streetscape led to Clematis Street being named as one of America's top streets. Historic preservation is closely valued in the scope of our redevelopment initiatives, with imaginative planned destinations like the Sunset Lounge, the Styx Promenade, and Heart and Soul Park in the historic Northwest neighborhood. This CRA District is approximately 940 acres in size with 5 separate target areas:

- Downtown Core
- Historic Northwest
- Brelsford Park/Providencia Park
- Okeechobee Corridor
- Clearlake District

Boundary Map



DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Tax-Base

The following table provides a 10-year summary of historical assessment (taxable) values and increment values for the CCCRA as of January 1st of each year. While this report generally pertains to FY 2025 activity, the following section also includes FY 2026 property valuation data to highlight current trends. The Taxing Authorities that provide Tax Increment to the CCCRA based upon the incremental value shown in the following table include the City and Palm Beach County.

TAXABLE PROPERTY VALUES (ENTIRE CRA BOUNDARY)						
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B
		TAXABLE VALUE ³	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2025	2026	5,798,205,122	10.8%	251,511,950	5,546,693,172	11.3%
2024	2025	5,234,759,273	10.9%	251,511,950	4,983,247,323	11.5%
2023	2024	4,722,184,709	14.7%	251,511,950	4,470,672,759	15.6%
2022	2023	4,117,651,627	19.5%	251,511,950	3,866,139,677	21.0%
2021	2022	3,445,400,563	7.5%	251,511,950	3,193,888,613	8.1%
2020	2021	3,206,183,447	2.4%	251,511,950	2,954,671,497	2.6%
2019	2020	3,132,127,764	9.4%	251,511,950	2,880,615,814	10.3%
2018	2019	2,863,165,768	7.0%	251,511,950	2,611,653,818	7.8%
2017	2018	2,675,134,453	9.7%	251,511,950	2,423,622,503	10.8%
2016	2017	2,439,488,349	11.3%	251,511,950	2,187,976,399	12.8%



³ The Taxable Value figures included herein represent those values utilized by the City of West Palm Beach to calculate CCCRA tax increment revenue and are net of all applicable exemptions. Palm Beach County began utilizing a different Taxable Value with tax roll year 2012 that adjusts for the county-wide senior, historic and/or economic exemptions.

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

The calculations for determining the Tax Increment due from the West Palm Beach Downtown Development Authority (“DDA”) require different Base Year values because the boundaries of the DDA lie within the boundaries of the CCCRA but do not encompass the entire area. The following table summarizes historical assessment (taxable) values and increment values for those properties contained within DDA boundaries, and thereby within the CCCRA, as of January 1st of each year.

TAXABLE PROPERTY VALUES (DDA BOUNDARY)

TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B	
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	
2025	2026	4,378,896,905	9.4%	191,563,585	4,187,333,320	9.8%	
2024	2025	4,004,101,984	10.8%	191,563,585	3,812,538,399	11.4%	
2023	2024	3,613,189,397	14.7%	191,563,585	3,421,625,812	15.6%	
2022	2023	3,150,530,569	21.8%	191,563,585	2,958,966,984	23.5%	
2021	2022	2,586,831,215	7.7%	191,563,585	2,395,267,630	8.3%	
2020	2021	2,402,716,311	2.9%	191,563,585	2,211,152,726	3.1%	
2019	2020	2,335,976,790	11.6%	191,563,585	2,144,413,205	12.8%	
2018	2019	2,092,791,478	8.2%	191,563,585	1,901,227,893	9.2%	
2017	2018	1,933,403,651	12.2%	191,563,585	1,741,840,066	13.7%	
2016	2017	1,723,267,764	14.0%	191,563,585	1,531,704,179	16.0%	

The following table provides a 10-year summary of historical new construction (taxable) values for the CCCRA. It should be noted that the following new construction values are included in the gross taxable values set forth in the tables above.

NEW CONSTRUCTION

TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE
2025	2026	304,689,113
2024	2025	139,534,294
2023	2024	63,467,870
2022	2023	152,425,267
2021	2022	125,487,144
2020	2021	6,413,641
2019	2020	135,911,823
2018	2019	59,792,939
2017	2018	24,048,035
2016	2017	40,594,679

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the CRA. A low concentration of taxpayers indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer. The following table provides a segmentation of taxable values within the CCCRA by principal taxpayer for FY 2025.

PRINCIPAL TAXPAYERS			
TAXPAYER	PROPERTY USE	FY 2025 TAXABLE VALUE	% OF FY 2025 TAXABLE VALUE
777 SOUTH FLAGLER ASSOCIATES LLC	OFFICE	243,156,168	4.6%
CITYPLACE NORTH II LLC	OFFICE	207,045,061	4.0%
525 OKEECHOBEE LLC	OFFICE	146,620,746	2.8%
222 LAKEVIEW LLC	OFFICE	126,131,522	2.4%
REEP MF PARK LINE FL LLC	MULTIFAMILY	119,065,539	2.3%
TREA SOLE AT CITY CENTER	MULTIFAMILY	104,290,898	2.0%
AVALON ALEXANDER LLC	MULTIFAMILY	97,943,658	1.9%
NORTHBRIDGE PROPERTY OWNER LLC	OFFICE	95,381,397	1.8%
WEST PALM BEACH FCH APARTMENTS LLC	MULTIFAMILY	86,242,206	1.6%
FLAGLER CENTER PROP	OFFICE	78,436,964	1.5%
	TOTAL	1,304,314,159	24.9%

The following table provides a segmentation of taxable values within the CCCRA by development for FY 2025.

PRINCIPAL DEVELOPMENTS			
DEVELOPMENT	PROPERTY USE	FY 2025 TAXABLE VALUE	% OF FY 2025 TAXABLE VALUE
TWO CITY PLAZA CONDOMINIUM	CONDOMINIUM	274,489,486	5.2%
PLAZA OF THE PALM BEACHES	CONDOMINIUM	258,829,356	4.9%
CITYPLACE PL 1	SHOPPING CENTER	238,189,473	4.6%
PHILLIPS POINT RESUB BLKS A & B	OFFICE	235,375,424	4.5%
ONE WATERMARK PLACE OF THE PALM BEACHES	CONDOMINIUM	216,856,006	4.1%
PHILLIPS POINT ADD TO WPB	OFFICE	210,786,807	4.0%
360 ROSEMARY	OFFICE	207,045,061	4.0%
WATERVIEW TOWERS CONDOMINIUM	CONDOMINIUM	202,306,797	3.9%
CITYPLACE SOUTH TOWER CONDO	CONDOMINIUM	181,824,140	3.5%
2 nd ST PLAT	MULTIFAMILY	154,226,234	2.9%
	TOTAL	2,179,928,784	41.6%

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that make payments to the CCCRA.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES					
TAX ROLL YEAR	FISCAL YEAR	A CITY OF WEST PALM BEACH	B PALM BEACH COUNTY	C DDA	=A+B+C TOTAL
2025	2026	8.1308	4.5000	0.9700	13.6008
2024	2025	8.1308	4.5000	0.9700	13.6008
2023	2024	8.1308	4.5000	0.9700	13.6008
2022	2023	8.1965	4.7150	0.9800	13.8915
2021	2022	8.3465	4.7815	1.0000	14.1280
2020	2021	8.3465	4.7815	1.0000	14.1280
2019	2020	8.3465	4.7815	1.0000	14.1280
2018	2019	8.3465	4.7815	1.0000	14.1280
2017	2018	8.3465	4.7815	1.0000	14.1280
2016	2017	8.3465	4.7815	1.0000	14.1280



DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Tax-Increment Revenues

Contributing Taxing Authorities which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to remit an amount equal to 95% of the difference between⁴:

- a) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and
- b) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1st of the base year⁵, exclusive of any amount from any debt service millage.

The Taxing Authorities which are obligated to remit tax increment⁶ to the CCCRA include the City of West Palm Beach, Palm Beach County, and the West Palm Beach Downtown Development Authority (DDA).

TAX INCREMENT REVENUES

TAX ROLL YEAR	FISCAL YEAR	A	B	C	=A+B+C	% CHANGE OVER PRIOR YEAR
		CITY OF WEST PALM BEACH	PALM BEACH COUNTY	DDA	TOTAL (ROUNDED)	
2025	2026	\$42,844,100	\$23,713,939	\$3,858,628	\$70,416,667	11.2%
2024	2025	38,491,898	21,305,208	3,513,254	63,310,360	11.5%
2023	2024	34,532,639	19,112,126	3,153,028	56,797,793	13.2%
2022	2023	30,104,373	17,313,536	2,754,798	50,172,707	19.2%
2021	2022	25,324,902	14,504,504	2,275,504	42,104,910	8.1%
2020	2021	23,428,107	13,419,019	2,100,595	38,947,721	2.6%
2019	2020	22,840,907	13,082,011	2,037,193	37,960,111	10.4%
2018	2019	20,708,260	11,854,991	1,806,166	34,369,417	7.8%
2017	2018	19,217,327	11,001,076	1,654,748	31,873,151	10.9%
2016	2017	17,348,848	9,931,822	1,455,119	28,735,789	13.0%

⁴ Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

⁵ The aggregate assessed valuation of taxable real property in the original CCCRA as of January 1, 1984, used for determining the incremental assessed valuation in future years was \$250,397,610. The aggregate assessed valuation of taxable real property in the Expanded Area of the CCCRA as of January 1, 1995, used for determining the incremental assessed valuation in future years was \$1,114,340. Such valuations are referred to as "Base Year" values and total \$251,511,950.

⁶ Table represents calculated tax increment revenues based on reported taxable values. Actual collections may vary.

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Financial Obligations

The following section provides a list of the outstanding financial obligations of the CCCRA.

FINANCIAL OBLIGATIONS			
	TERM	PRINCIPAL BALANCE AT SEPT. 30, 2025	ESTIMATED EXPENSE FY 2026
TAX INCREMENT FINANCIAL OBLIGATION TO DEVELOPERS			
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT (CDD)			
INCREMENT REVENUES DUE CDD			
80% OF TAX INCREMENT WITHIN THE PROJECT AREA	2036	\$ N/A	\$ 7,369,398
COVERAGE REVENUES			
20% OF TAX INCREMENT WITHIN THE PROJECT AREA		N/A	N/A
\$2M OF TAX INCREMENT OUTSIDE THE PROJECT AREA		N/A	N/A
1 & 101 NORTH CLEMATIS			
UP TO \$180,000 TAX INCREMENT WITHIN THE PROJECT; UP TO \$360,000 TAX INCREMENT WITHIN THE PROJECT STARTING IN FY 2027	2030	N/A	180,000
CITYPLACE OFFICE II, LLC			
AMT EQUAL TO 20% OF TAX INCREMENT ON TRIANGLE SITE SUBJECT TO \$7 MILLION CAP	N/A	N/A	46,343
THE GRAND			
50% OF TAX INCREMENT WITHIN THE PROJECT AREA SUBJECT TO \$5 MILLION CAP 13-YEAR TERM FROM 1 st TAX INCREMENT REMITTANCE	2036	N/A	173,343
512 CLEMATIS STREET			
50% OF TAX INCREMENT WITHIN THE PROJECT AREA SUBJECT TO \$1.2 MILLION CAP 15-YEAR TERM FROM 1 st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN FY 2027)	N/A	N/A	N/A
BONDS, NOTES, AND CITY ADVANCES			
TAX INCREMENT REVENUE (TIR) BONDS, SERIES 2006A	2036	5,000	225
TIR REFUNDING BONDS, SERIES 2015	2031	21,510,000	4,120,000
TIR BONDS, SERIES 2019	2036	75,490,000	7,345,000
FINANCIAL OBLIGATION TO DDA			
DDA WORK PLAN		N/A	8,143,379
TOTAL		\$ 97,000,000	\$ 27,377,688

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Accomplishments and Project Status Updates

DDA Work Plan

The West Palm Beach Downtown Development Authority⁷ (DDA) is an independent taxing district created in 1967 by a special act of the Florida



Legislature. Working in close coordination with the City and CRA to deliver the most impactful and value-based outcomes possible to our stakeholders.

Mission: To promote and enhance a vibrant Downtown West Palm Beach for all.

Downtown West Palm Beach is a unique and special place, beautifully accented by water and palm trees, and punctuated with a mixture of historic charm and modern sophistication. Cutting edge tech startups and century-old local businesses call our community home.

With corporate CEOs, millennials, visitors from around the world, and life-long locals all converging on Downtown West Palm Beach, we have found ourselves in a fortuitous moment. “How do we best support and maximize this incredible time in our history as Palm Beach County’s economic and cultural heart?”

It is no coincidence that Downtown West Palm Beach has become such a potent attractor for business investment and residential growth. Since the early 1990s, careful and strategic investments in public spaces and infrastructure have been made to build an urban center that is walkable, vibrant, and diverse. Private investment followed, and across the nearly three decades between the first Downtown Master Plan and today, the Downtown area has benefitted tremendously from private sector investments and a rapidly increasing residential population.

We invite you to join us on this journey of Downtown West Palm Beach, as we continue the upward trajectory toward being one of America’s greatest mid-sized cities. Our future has never been brighter.

In the following pages, you will learn how the DDA supports 4 strategic goals:

1. Business Development.
2. Public Realm Programs.
3. District Services and Operations.
4. Marketing and Public Relations.

⁷ Please visit the DDA’s website for additional information: <https://downtownwpb.com>.

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Business Development

The DDA strengthens Downtown's economic ecosystem by supporting business growth, investment, and industry engagement. Efforts include incentive programs, grand opening assistance, and participation in regional economic forums that elevate Downtown's visibility among developers, investors, and industry leaders.

In addition to direct assistance programs, the DDA expanded its influence as a regional convener this fiscal year by supporting major industry forums that shaped conversations around development, mobility, and investment trends.

Activity during FY 2025 included:

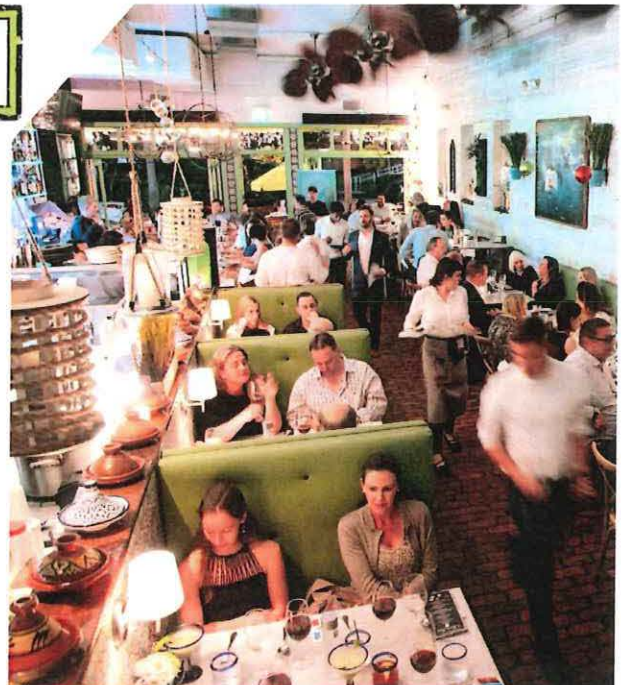
- Business Assistance
 - Two (2) Business Incentive grants awarded (\$82,375).
 - Three (3) Façade Improvement grant awarded (\$37,537).
 - Two (2) Grand Opening Assistance grants awarded (\$1,381).



Robust business investment in the downtown area continued in FY 2024 including the grand opening of multiple new businesses to our portfolio (presented over the next several pages).

Avocado · Grill

Small Plates · Raw Bar



DOWNTOWN CITY CENTER REDEVELOPMENT AREA



KATRINA'S
BOUTIQUE
103 SOUTH OLIVE AVENUE, WEST PALM BEACH, FL
GRAND opening
THURSDAY 5PM-7PM
05.29.25
MODELS & CHAMPAGNE
10% WILL GO TO SPEAK UP FOR KIDS & TRACK FIT CORP
WEST PALM BEACH
DOWNTOWN DEVELOPMENT
AUTHORITY
@katrinasboutique
561.897.7466
561.833.6396



DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Public Realm Programs

The DDA's strategic plan remains firmly rooted in enhancing the quality of life for residents, workers, and visitors in Downtown West Palm Beach. Reflecting our commitment, the DDA has continued to allocate increased resources that support safety, mobility, accessibility, and placemaking to enhance Downtown's quality of life and economic vitality



Safety and Community Support

The safety and comfort of our stakeholders is a top priority. Our dedicated Downtown Ambassador team provides seven-day coverage with an emphasis on hospitality, proactive engagement, and quality of life concerns. Strong coordination continues with the West Palm Beach Police Department and the City's Homeless Outreach Team to balance safety with compassionate service connections.

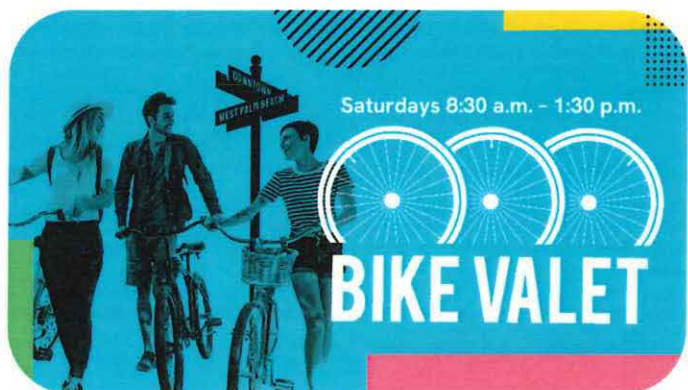
Outcomes for 2025 include:

- Business Check (29,342)
- Condo Check (28,496)
- Hospitality Assist (27,684)
- Safety Escorts (608)
- Umbrella Escorts (102)
- Police/EMS (270)
- Outreach Referrals (261)
- Unhoused Contacts (3,970)
- Trespassing (651)
- Sit/Stand/Lie (3,294)

Mobility and Accessibility

Through partnerships and targeted programs, the DDA supports mobility options that help residents, employees, and visitors move easily throughout Downtown West Palm Beach. These initiatives improve access and connectivity across the district while encouraging sustainable and active transportation.

The DDA's Bike Valet program supports active transportation by providing complimentary, secure bicycle parking during the West Palm Beach GreenMarket, increasing convenience and encouraging sustainable travel to one of Downtown's highest attended weekly events.



DOWNTOWN CITY CENTER REDEVELOPMENT AREA

In addition, the on-demand Circuit electric shuttle provides low emission transportation connecting major destinations, parking facilities, residential buildings, and commercial corridors throughout Downtown and surrounding areas.



BrightBike stations located across the district offer an accessible micromobility option for short trips and daily commuting.

Collectively, these initiatives reduce vehicle dependency, improve circulation, and strengthen access to businesses, events, and public spaces.

Outcomes for 2025 include:

- Bike Valet (529 riders)
- BrightBike (22,570 riders)
- Circuit (119,033 passengers)



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Placemaking Support

Launch of the Parklet Program, expanding outdoor seating and activating sidewalks.



Installation of new benches at Chess Park to enhance comfort and encourage longer visits and informal gatherings.



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District Services and Operations

The maintenance of the public realm continues to be a cornerstone of quality of life, economic development, and community pride in Downtown West Palm Beach. Cleanliness, safety, landscaping, and infrastructure enhancements ensure that residents, employees, and visitors experience a well maintained and welcoming environment.

Fiscal Year 2024 to 2025 marked the first full year of the Downtown Ambassador Program under Block By Block. The transition strengthened operational efficiency, expanded coverage, and elevated hospitality standards across the district.

Cleaning Services

Comprehensive cleaning services are provided seven days a week in designated areas of the district, focusing on loose litter pickup districtwide, daily emptying of City trash receptacles along Clematis Street, graffiti removal, pressure washing of sidewalks and alleyways, and biohazard response.

Outcomes for 2025 include:

- Pounds of waste removed (537,509)
- Palm fronds collected (11,011)
- Biohazard clean ups completed (2,555)
- Graffiti removal incidents addressed (3,723)
- Pressure washing completed (1,710 blocks)



Landscaping Services

Landscaping services are provided six days a week and include maintenance along Clematis Street, Banyan Boulevard, the City Hall complex, the exteriors of City parking garages, and various medians and intersection beds west of Narcissus Avenue.



Outcomes for 2025 include:

- Hanging baskets planted (193)
- Plants installed along 100-500 blocks of Clematis Street (1,651)
- Trees trimmed (130+)
- Irrigation system upgraded district-wide

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Special Projects and Enhancements

Several targeted projects were completed to improve functionality and user experience throughout the district:

- Installation of new dog waste bag stations along Clematis Street and at the Banyan Garage.
- Completion of Phase One of a districtwide Lighting Study.
- Replacement of rusted and damaged trash receptacles along Clematis Street.

Marketing and Public Relations

This year, the DDA elevated Downtown West Palm Beach's profile as a vibrant destination through dynamic campaigns, engaging content, and strategic media outreach.

A key focus was expanding in-house content creation to spotlight local businesses and showcase the unique Downtown experience.

Community Engagement and Placemaking Activities

With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and wellbeing.

- Places that are accessible and inclusive.
- People are engaged in activities there.
- Space is comfortable and has a good image.
- It is a sociable place: one where people meet each other and take people to visit.

The DDA produced 62 self-generated placemaking activations during the fiscal year, reinforcing Downtown as a year-round destination for culture, wellness, and community engagement.



Lantern Festival

Downtown's first Lantern Festival introduced a new cultural celebration honoring the Lunar New Year.

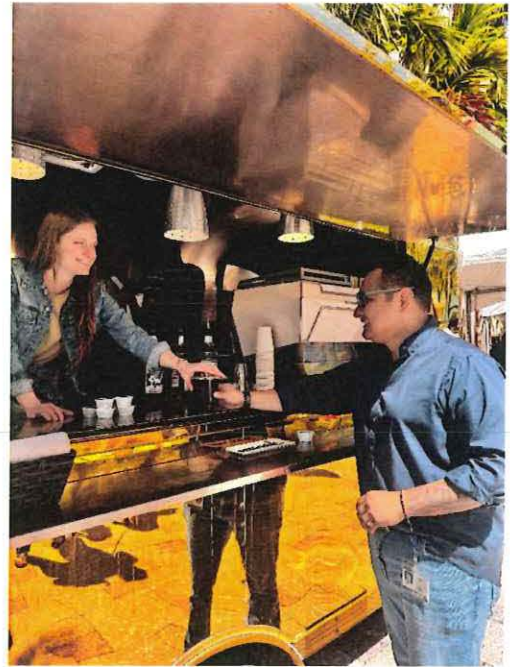
The event featured lantern installations, cultural performances, and culinary vendors, activating public space and expanding Downtown's cultural programming portfolio.

The festival attracted residents and visitors while increasing visibility for participating businesses.

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

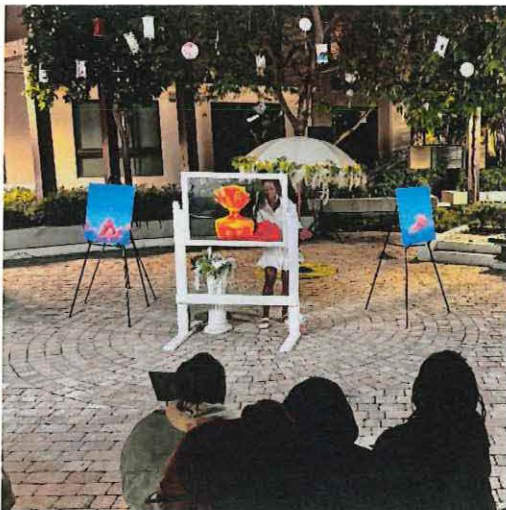
Coffee Fest

Coffee Fest was launched as a weekday activation designed to highlight Downtown's independent coffee establishments and engage the district's workforce. The event generated foot traffic during non-peak hours, supported local merchants, and encouraged exploration of Downtown beyond traditional work periods.



Black Art Matters

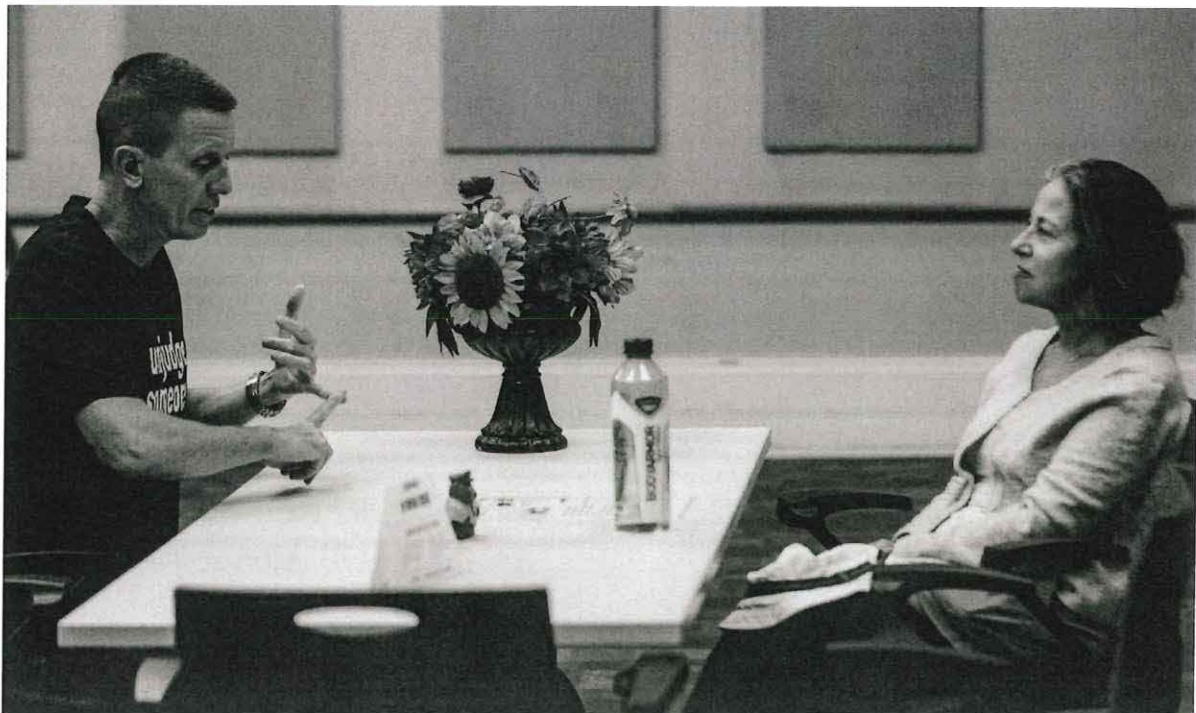
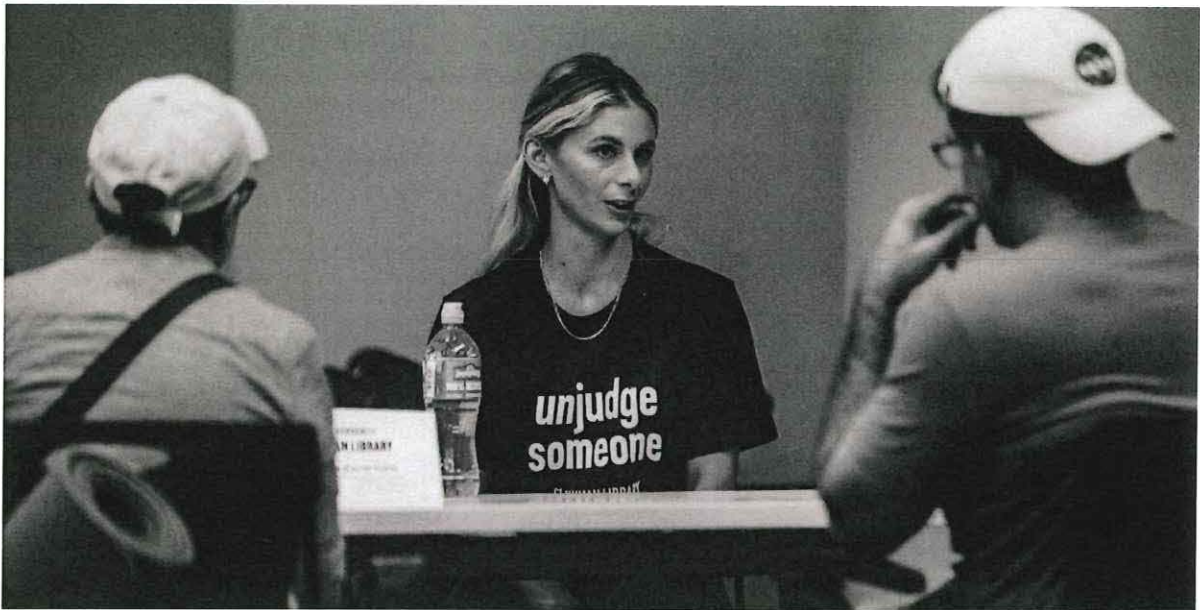
Black Art Matters spotlights young Black artists every February. This year, four live, free performances drew about 400 attendees, and the series has featured more than 20 artists since inception. Launched virtually in 2021 and now operating as a hybrid program, performances are professionally filmed and shared online, with past uploads reaching up to 3,751 views. The series activates underused public spaces, boosts evening visitation to nearby businesses, and gives artists edited video assets for promotion.



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Human Library

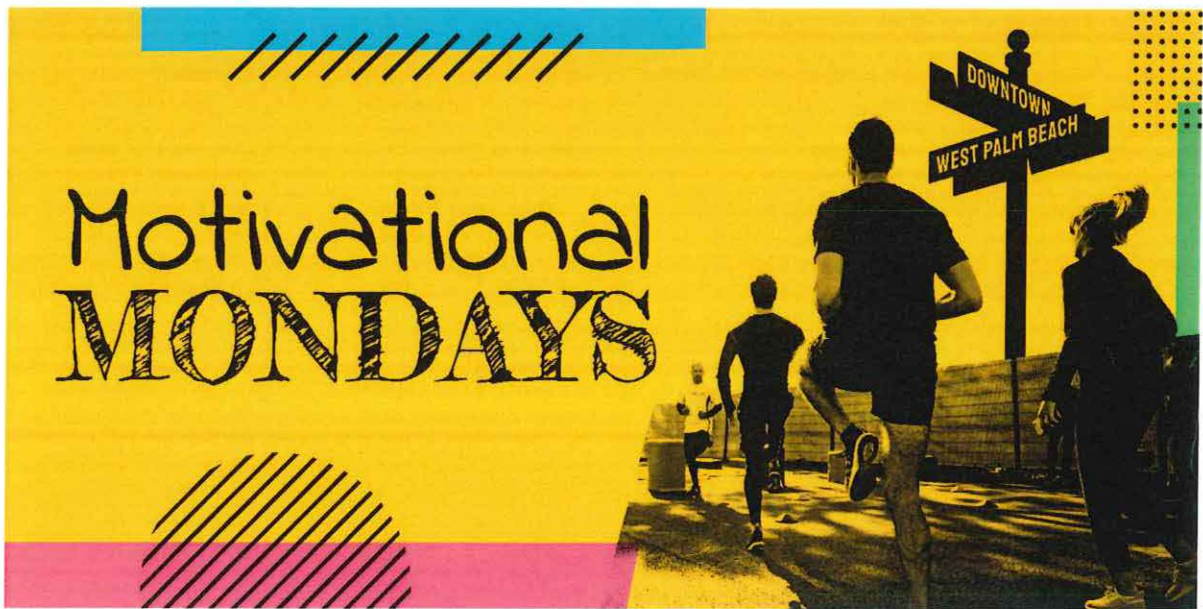
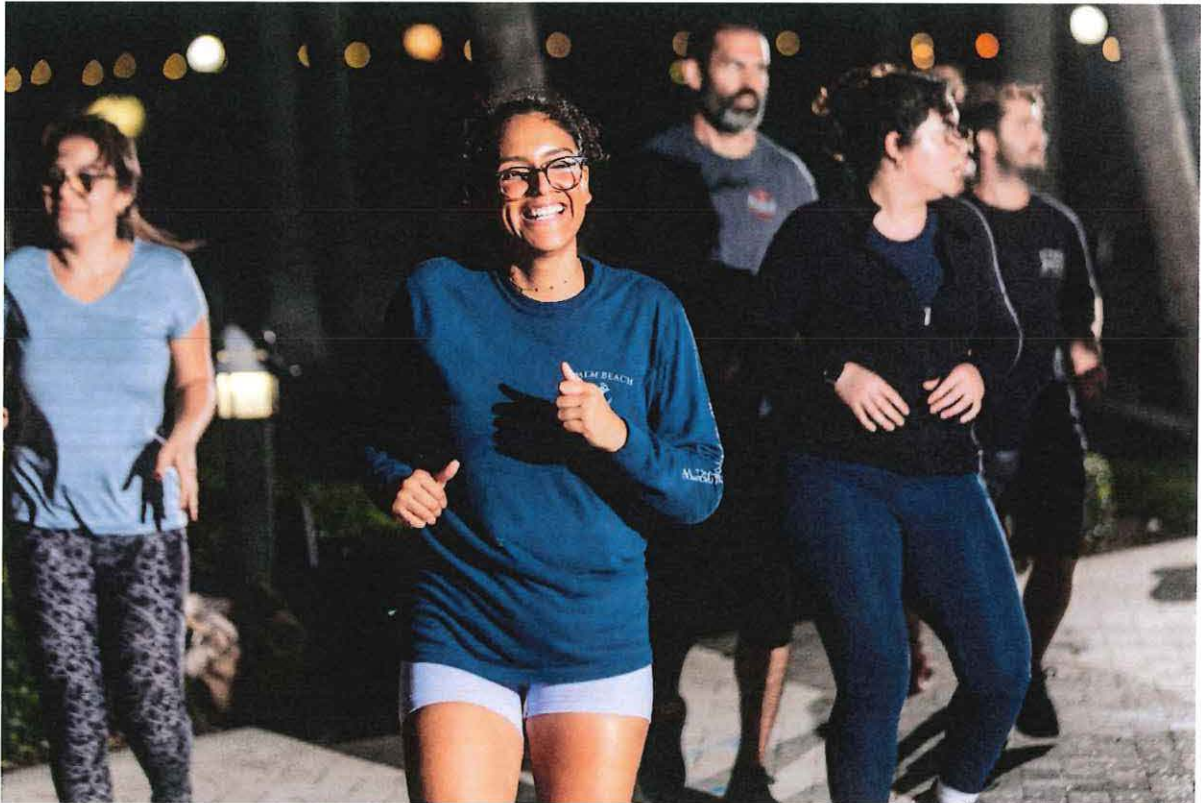
In partnership with the Mandel Public Library, the DDA hosted the Human Library, a facilitated dialogue program designed to foster understanding and inclusive community engagement. The event activated Downtown space while reinforcing the district's role as a platform for meaningful civic programming.



DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Motivational Mondays (recurring programming)

Outdoor wellness programming in partnership with local fitness instructors promotes healthy lifestyles while activating various Downtown locations.



DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Sunset Silent Disco (recurring programming)

A guided outdoor dance experience designed to encourage community participation and activate waterfront and open space areas during evening hours.



DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Let's Vibe (recurring programming)

A rotating neighborhood-based activation that connects residents, local businesses, and community partners through creative workshops, food experiences, and engagement activities.



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Que Bacano (recurring programming)

A monthly cultural initiative celebrating Latin music and dance, drawing residents and visitors to Downtown while supporting nearby restaurants and retailers.



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Bike Valet (recurring programming)

Operating during the West Palm Beach GreenMarket and Antique and Flea Market, the Bike Valet program supports sustainable transportation and provides secure bicycle parking to encourage non-vehicular access to Downtown events.

Marketing

Strategic marketing and communications efforts elevated Downtown West Palm Beach's profile as a destination for business, culture, and entertainment. Campaigns integrated digital advertising, traditional media, social platforms, and direct communications to drive measurable reach and engagement.

2025 Metrics for Audience Reach include:

- Downtown West Palm Beach Followers (129,914)
- West Palm Beach DDA Followers (8,209)
- Website Pageviews (469,177)
- Email Subscribers (Downtown WPB = 10,093; Business = 333)

2025 Metrics for Media and Advertising include:

- Digital Advertising (11.9 million impressions)
- Television (WPBF = 13.7 million impressions; PBS = 989,433 impressions)
- Print (Palm Beach Post = 2.2 million readership)
- Radio (iHeart = 281,253 total commercials with digital impressions)



West Palm Beach Downtown Development Authority

2.5K followers • 142 following

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DOWNTOWN CITY CENTER REDEVELOPMENT AREA

Awards

During the fiscal year, the Downtown Development Authority received significant state, national, and international recognition for excellence in marketing, event production, digital communications, and placemaking initiatives.

Florida Festivals & Event SUNsational Awards



1st Place

- Promotional Video: Black Art Matters
- Television Ad: Black Art Matters
- Best New Event: Lantern Festival
- Annual Report/Event Recap
- Twitter: Downtown West Palm Beach

2nd Place

- Multi-Agency Program: Vintage Vibes (with The City of West Palm Beach)
- Facebook: Downtown West Palm Beach
- Radio Ad: Downtown West Palm Beach

International Festival & Events Association



Gold

- Best Video Promotion (Fantastical Walk)
- Best Organization Website (DowntownWPB.com)
- Best Single/Digital Social Ad (Coffee Festival)
- Best Installation/Wrap
- Best Street Banner
- Best Event/Organization E-Newsletter

Silver

- Best TV Promotion
- Best Radio Promotion (Black Art Matters)
- Best Instagram Site (DowntownWPB)
- Best Single Digital/Social Ad (Latin Dance Showcase)
- Best Digital/Social Ad Series (Fantastical Walk)
- Best Single Newspaper Display Ad
- Best Single Magazine Display Ad
- Best Community Drive (Let's Vibe)

Bronze

- Best Facebook Site (DowntownWPB)
- Best Printed Materials - Multiple Page
- Best Single Newspaper Display Ad
- Best Promotional Photograph (Latin Dance Showcase)

These recognitions position Downtown West Palm Beach among leading districts nationwide for excellence in public programming, creative marketing, and community engagement

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Downtown Core

Project Flagship HQ Relocation

Project Flagship, as it was dubbed, has officially leased commercial space in Downtown West Palm Beach and will welcome a major headquarters relocation of ServiceNow, a global AI technology company out of California. The project represents an investment of over \$50M in the city's urban core and will bring over 800 net new high-wage jobs to the area. As a leader in digital workflow and enterprise solutions, ServiceNow's arrival reinforces West Palm Beach's growing reputation as a hub for innovation, professional services, and tech talent. Project Flagship is expected to deliver exponential long-term economic impact due to further attracting similar businesses in the industry.



Sour Seed Bagels Grand Opening

Having tested its concept in Miami nearly 2 years ago, Sour Seed Bagels found its permanent home in downtown West Palm Beach and opened its doors in April 2025! The local eatery offers natural sourdough bagels with gourmet toppings and a unique variety of cream cheeses, coffees, teas, and cold pressed juices. The grab-and-go establishment has already seen lengthy lines and high praise on google reviews. Sour Seed Bagels is open Tues.-Sun. from 8AM-2PM and is located at 325 Fern St, West Palm Beach, FL 33401.



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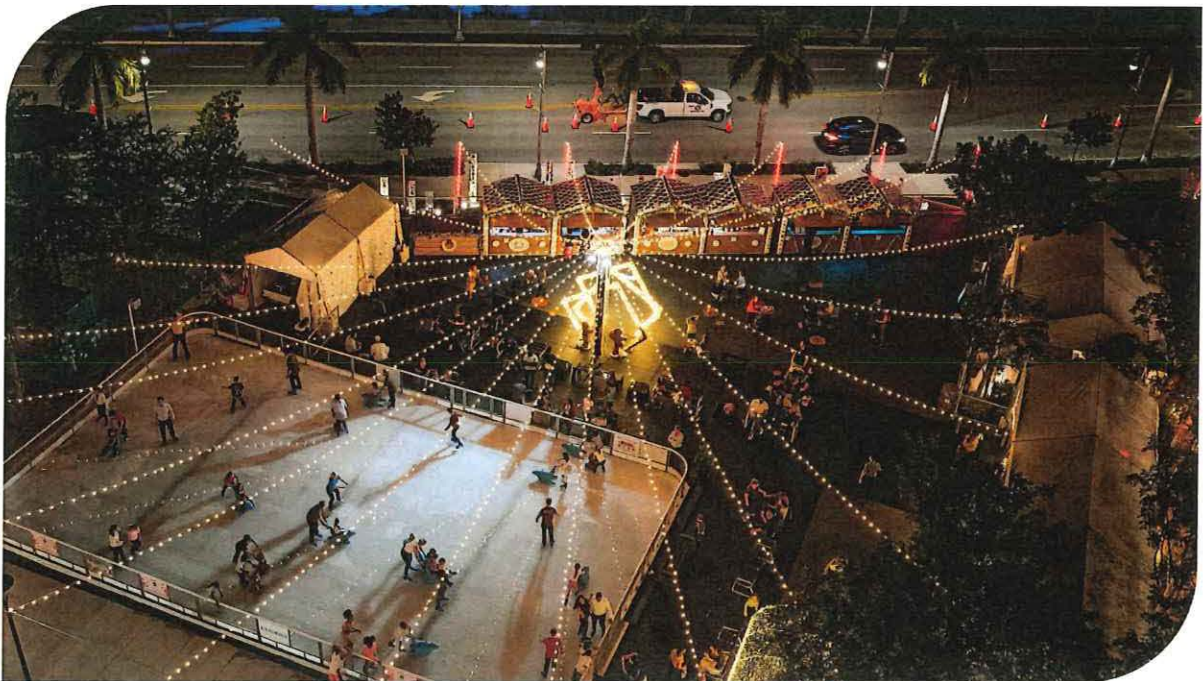
Chase Ave./Trinity Park Streetscape Groundbreaking

The CRA, alongside City officials and project partners, celebrated the groundbreaking of the Chase/Trinity streetscape and public realm improvements, a strategic investment in the Downtown core. The project will enhance pedestrian connectivity between Flagler Drive, Okeechobee Boulevard and surrounding destinations through upgraded sidewalks, lighting, landscaping and roadway improvements. Designed to complement adjacent private development and Trinity Park, the improvements will create a safer, more walkable environment while supporting new office uses and activating the area around the historic church campus. The initiative reflects the CRA's continued commitment to strengthening connectivity, encouraging economic activity and enhancing the public experience in Downtown West Palm Beach.

Ice Rink at the Ben

During the fiscal year, the CRA Board approved a temporary use agreement allowing The Ben Hotel to activate the open space directly in front of the property as a "Winter Wonderland," a seasonal ice rink operating from November 2, 2024, through March 1, 2025.

The activation attracted 31,245 guests, including 11,654 children and 19,591 adults, demonstrating strong community demand for family-friendly, holiday-themed programming in West Palm Beach.



Launched with a ribbon-cutting ceremony in partnership with the CRA and the Mayor's Office, the event generated significant media exposure, reaching 536,967 new users through

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

social media engagement and securing more than 642 million earned-media impressions across local, national, and international outlets. Coverage included features by prominent media organizations and will culminate in a national broadcast in Q3 2025 on Destination America's Kids Quest, further positioning West Palm Beach as a vibrant winter destination. The Board's approval of this temporary activation transformed an underutilized site into a seasonal economic and cultural hub, advancing redevelopment goals through strategic public-private partnership, increased foot traffic, and enhanced visibility for the downtown district.

Downtown Innovative Policing Strategies

This year, the CRA implemented an innovative public safety strategy by purchasing Mobile Anti-Vehicle Barricades (MAVBs) to enhance protection at the more than 192 public events hosted annually throughout the city, all within CRA districts. While these events drive economic activity, culture, and community engagement, they also present evolving security risks, including potential vehicle-ramming incidents.



These modular, rapid-deployment barricades are designed to stop heavy-duty trucks at high speeds and meet ASTM F2656-07 M50/P1 crash-resistance standards, providing a high level of protection without permanent installation or infrastructure disruption. Portable, reusable, ADA-compliant, and deployable in under 30 minutes, the barricades offer a flexible and highly visible deterrent that helps safeguard pedestrians while supporting safe, vibrant community gatherings across West Palm Beach.

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Historic Northwest

The CRA continues to increase investment within the Historic Northwest as the neighborhood moves toward a transformation into the hub of cultural tourism in West Palm Beach. In order to achieve these goals, the CRA has invested in infrastructure improvements, cleanliness and safety, removal of blight, and business attraction and retention.

Styx Promenade Completion and Grand Opening

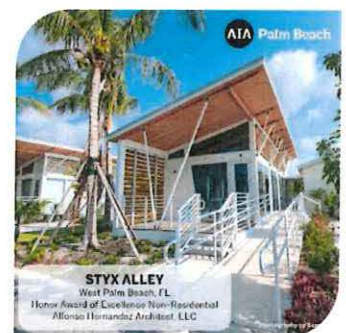
A Transformational Investment in the Historic Northwest

The completion of the Styx Promenade marks a defining milestone in the West Palm Beach Community Redevelopment Agency's ongoing commitment to revitalization in the Historic Northwest. Originally, frame vernacular shotgun homes occupied several lots along 7th Street, directly across from the new Heart and Soul Park. Although these historically significant structures were not capable of being salvaged, the CRA honored their legacy by reconstructing the iconic shotgun-style homes to preserve the architectural character and cultural heritage of the neighborhood.



The reimagined development consists of five properties designed to accommodate up to nine separate businesses along 7th Street and the newly created Styx Promenade corridor. This thoughtful approach blends historic preservation with economic opportunity, creating an inviting, walkable destination that reflects the area's unique identity.

In recognition of its architectural and community impact, The Styx received an Excellence Award from the American Institute of Architects in 2019. Construction commenced in March 2021, and major construction



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activities were completed in early 2023. With substantial completion achieved, the CRA hosted a highly successful series of informational forums to promote the Styx Project and highlight the incentives and opportunities available to entrepreneurs seeking to establish or relocate their businesses within the Historic Northwest.

- **Supporting Local Entrepreneurs:** Following a rigorous selection process in 2022, three local businesses were awarded six of the newly constructed structures:
 - Camile’s Flowers & Gifts + Wild Rose Daiquiri Bar
 - Eat’n Cake
 - A Better Way Home Care



These businesses bring a diverse range of services to the community, from floral and specialty gifts to baked goods and home health care services.

Momentum continued into 2023, when the CRA received twelve proposals for the remaining properties. After a thorough evaluation by the technical committee in January 2024, the CRA Board voted on February 20, 2024, to award:

- Rohi’s Readery – Double structure on Lot 8.
- Serene Beauty Suite – Single structure on Lot 9.

Rohi’s Readery has been completed while Serene Beauty Suite is planning a grand opening for March of 2026.

- **A Vibrant Future for the Styx:** The Styx Promenade is emerging as a vibrant commercial corridor that celebrates heritage while fostering economic growth. The CRA is proud to share the Styx Promenade celebrated the completion of all structures with a massive grand opening celebration in September of 2025 with all 5 businesses in attendance.

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This project represents more than new storefronts - it is a testament to strategic investment, community collaboration, and the CRA's dedication to preserving the past while building a thriving future for the Historic Northwest.

Tamarind Avenue Phase 2 Completion

The completion of Phase 2 of the Tamarind Avenue Streetscape marks a significant milestone in the CRA's continued investment in the Historic Northwest. This phase focused on transforming Tamarind Avenue into a safer, more attractive, and pedestrian-friendly corridor through widened sidewalks, enhanced crosswalks, decorative lighting, roadway resurfacing, upgraded drainage, and new landscaping. These improvements strengthen the corridor's role as a central spine of neighborhood activity while enhancing its overall visual identity.

Designed to improve connectivity and safety, the project incorporates traffic-calming features and clearly defined pedestrian zones that better link residential areas, local businesses, community institutions, and recreational spaces. The revitalized streetscape



supports increased foot traffic, encourages neighborhood commerce, and creates a welcoming environment for residents and visitors alike.

With construction now complete, Tamarind Avenue stands as a revitalized gateway that promotes long-term economic growth and community pride.

Phase 2 advances the CRA's broader vision of investing in infrastructure that enhances quality of life, supports private investment, and reinforces the Historic Northwest as a vibrant and connected community. Phase 3 of the Tamarind Avenue Streetscape project is currently under review and will begin in Summer of 2026.

Historic Sunset Lounge

The redevelopment of the historic Sunset Lounge, originally constructed in 1923, and its surrounding properties into a vibrant cultural hub for the Northwest neighborhood has been a transformative, multi-year effort that began in 2015. This fiscal year marked a major milestone with the substantial completion of construction, bringing the long-awaited vision for the Sunset Lounge closer than ever to full activation.

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

The CRA has carefully restored the Sunset Lounge to reflect its iconic 1940s ambiance, when the venue welcomed crowds of up to 1,000 guests and hosted legendary musical talent. Thoughtful architectural preservation and modern enhancements have revived the building's historic character while positioning it as a premier destination for arts, culture, and community gatherings.



The revitalized Sunset Lounge will serve as the centerpiece of a dynamic cultural district, complemented by Heart and Soul Park along with a full-service restaurant, lounge, and performance ballroom.

The CRA led the development of the project concept and secured support from the CRA Board to fund construction, ensuring the realization of this signature initiative.

With construction now substantially complete, Fiscal Year 2025-2026 will focus on finalizing furniture, fixtures, and equipment installation, operational readiness, and programming—preparing the Sunset Lounge to once again become a cornerstone of cultural life and economic vitality in the Historic Northwest neighborhood.



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Fantasy Island Grand Opening

The grand opening of Fantasy Island introduced a vibrant, locally owned dining and entertainment destination to the Historic Northwest. Led by Chef Fritz Jean-Louis and co-owner Nivia, the restaurant offers 155 indoor and outdoor seats, a full bar, and a menu inspired by Haitian and Jamaican cuisine, bringing culinary diversity and renewed energy to the neighborhood.

Located at 325 N. Sapodilla Avenue in a beautifully restored building, the owner-occupied mixed-use property exemplifies the impact of CRA reinvestment into historic preservation and small business support. Positioned near The Grand and Flagler Station developments along the southern gateway to the district, Fantasy Island adds much-needed dining options while increasing neighborhood activity and foot traffic.



The project reflects the CRA's commitment to supporting local entrepreneurs and activating key corridors with neighborhood-serving businesses that strengthen economic vitality and community identity.



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D'Best BBQ Grand Opening

The grand opening of D'Best BBQ marked an exciting milestone for a long-standing local favorite, as the business transitioned from a mobile operation to its first brick-and-mortar location in the Historic Northwest. With support from our Relocation and Development Assistance Incentive Program (REDA), this locally owned restaurant now offers a permanent home for its authentic barbecue, creating jobs and fostering long-term small business growth in the neighborhood.



Located along a key commercial corridor along Tamarind in a revitalized building, D'Best BBQ exemplifies how CRA support can help entrepreneurs establish roots, attract foot traffic, and activate neighborhood commerce. This project not only brings much-needed dining options to the community but also reinforces the CRA's mission to support economic development, strengthen local businesses, and enhance the vibrancy of the Historic Northwest.



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Vegan Fine Foods Leases 719 N. Sapodilla

In 2025, the CRA advanced its dual mission of supporting economic growth and preserving the Historic Northwest's unique character by completing construction on this Historic Preservation. The CRA agreed to enter into a Lease with Option to Purchase Agreement with Vegan Fine Foods restaurant. With this lease in place, the previously dilapidated property at 719 N. Sapodilla Avenue is getting a fresh start.

The restaurant, known for its thoughtfully crafted plant-based offerings, will transform the site into a vibrant food destination rooted in sustainability, wellness, and community. The project will reduce the effects of a food desert in the neighborhood while bringing special cuisine, never seen in the area. Vegan Fine Foods is set to open in 2026.

Douglass Avenue Shotgun Houses

The Douglass Avenue Shotgun Houses Restoration initiative advances the community's commitment to preserving neighborhood heritage while expanding affordable housing opportunities in the Historic Northwest District.

During the past year, a development partnership was confirmed through a competitive bid process with Neighborhood Renaissance to rehabilitate the historic shotgun-style homes and convert them into quality attainable housing units.



The project will restore architecturally significant structures, protect the cultural identity of the corridor, and provide new homeownership opportunities for residents, strengthening long-term neighborhood stability.



Affordable Housing

As part of its ongoing commitment to expand attainable homeownership opportunities, the CRA issued a Notice of Disposition for four publicly owned parcels to support new affordable housing development in the Historic Northwest District. Following a competitive selection process, Habitat for Humanity was awarded all four sites to construct workforce housing for income-qualified residents. The properties, located at 401 Division Avenue, 639 4th Street, and 631 6th Street, will be transformed into new owner-occupied homes, reinforcing neighborhood stability, preserving community character, and advancing the CRA's goal of increasing long-term housing affordability within the Historic Northwest.

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Security Updates

- **Historic Northwest – Community Policing and Safety Enhancements:** Over the past year, the CRA, in collaboration with the City’s Police Department and the CRA private security contractor, has achieved measurable progress in strengthening safety, deterring crime, and improving the overall image of the Historic Northwest neighborhood.



- **Expansion of CCTV Technology as a Force Multiplier:** To enhance situational awareness and investigative capacity, CCTV technology was strategically installed in three key locations throughout the Historic Northwest. These placements were guided by crime data analysis and hotspot mapping to ensure maximum impact and to protect CRA Assets.

The newly deployed cameras serve as a force multiplier by:

- Providing real-time monitoring capabilities to law enforcement.
- Supplying high-quality probative evidence to support investigations and prosecutions.
- Acting as a visible deterrent to criminal activity.
- Integrating with the Police Department’s Real Time Crime Center to improve case clearance rates.

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This targeted expansion of surveillance infrastructure strengthens the neighborhood's safety network while supporting intelligence-led policing efforts.

- **Strategic Deployment of Private Security:** A key component of the CRA's public safety strategy has been the enhanced deployment of private security personnel throughout Heart & Soul Park, the Sunset Lounge & the Styx Promenade. Operating in coordination with the Police Department, the CRA private security contractor, and the community provides a consistent and visible presence that serves as both a deterrent and an early intervention resource.

The expanded security presence has contributed to:

- Reduction in loitering and trespassing at Heart & Soul Park.
 - Proactive engagement with individuals, experiencing homelessness, encouraging compliance and coordination with available outreach services.
 - Disruption and deterrence of street-level prostitution.
 - Rapid reporting and coordination with law enforcement for criminal violations.
 - Improved perception of safety among community members.
 - This coordinated model has helped reduce recurring nuisance activity and prevent escalation of criminal behavior, contributing to measurable declines in targeted offenses and improved community safety.
- **Professional Certification and CPTED Implementation:** The CRA Security Manager successfully obtained the Florida Crime Prevention Through Environmental Design (CPTED) Practitioner certification and continued effort to obtain Florida Crime Prevention Practitioner certification, further institutionalizing evidence-based safety practices within redevelopment and community policing initiatives.

As part of applying CPTED principles in the field, the CRA increased the installation of clearly visible "No Trespassing" signage in targeted areas to support lawful enforcement and deter unauthorized activity. In addition, preventative landscaping strategies were implemented, including vegetation management and environmental design improvements that enhance visibility, eliminate concealment areas, and reinforce natural surveillance.

These combined efforts strengthen the CRA's internal capacity to lead innovative policing partnerships, conduct proactive site reviews, and implement forward-thinking safety strategies that directly benefit residents, businesses, and visitors.

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BBQ Brews and Blues

The CRA celebrated the 10th Annual BBQ, Brews & Blues in June 2025, marking a decade of community tradition. The event brought together residents, visitors, and local businesses for a day of live music with Grammy Award Winning Artist, Cedric Burnside, craft brews, and local barbecue, highlighting the city's cultural and culinary offerings. With increased attendance compared to previous years, the festival served as both a celebration of community and a platform for local vendors and artists. By supporting this milestone event, the CRA reinforced its commitment to promoting neighborhood vitality, fostering social connection, and enhancing the city's cultural experiences.



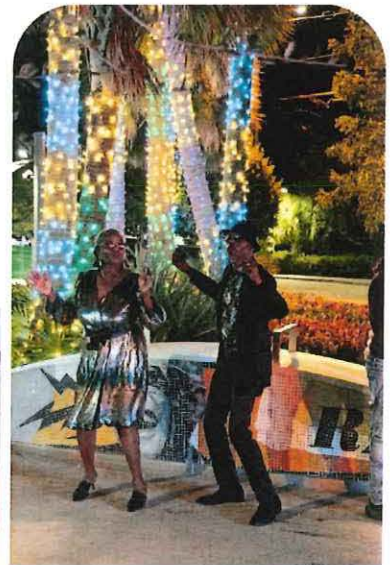
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Winter in Paradise

The CRA proudly supported the 2024 Winter in Paradise event, which drew the largest attendance in the celebration's history. Residents, visitors, and local businesses came together to enjoy live performances, holiday activities, and interactive experiences that highlighted the vibrancy of the city's neighborhoods.



As part of the event, the CRA hosted a welcome reception at the Sunset Lounge for members of the African American Mayors Association, showcasing the city's commitment to civic engagement and community leadership. Through this celebration, the CRA reinforced its dedication to fostering community connection, supporting local culture, and enhancing public spaces for year-round enjoyment.



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Community Meetings

In 2025, the CRA hosted four successful quarterly community meetings in the Historic Northwest at Heart and Soul Park.

These gatherings provided residents, business owners, and stakeholders with meaningful opportunities to share input, ask questions, and engage directly with the CRA on ongoing redevelopment initiatives. Each meeting included updates on key projects, progress in neighborhood improvements, and efforts to enhance community safety.

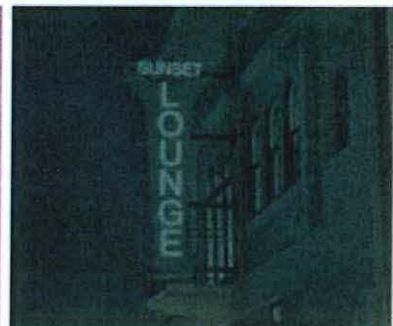


By maintaining consistent dialogue with the public, the CRA strengthened transparency, fostered collaboration, and ensured that redevelopment efforts align with the needs and priorities of the neighborhood.



Thursday, November 6
6:00 p.m.
at the Sunset Lounge
609 8th Street, West Palm Beach, FL 33408

Find out what's happening in the Historic Northwest Neighborhood
COMMUNITY MEETING

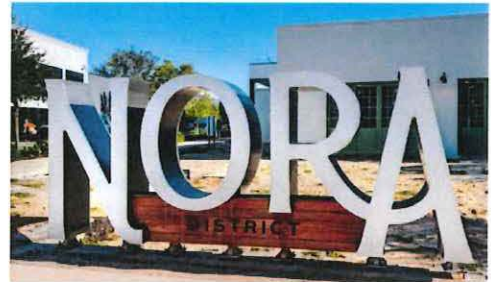


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Brelsford/Providencia Park/NORA District

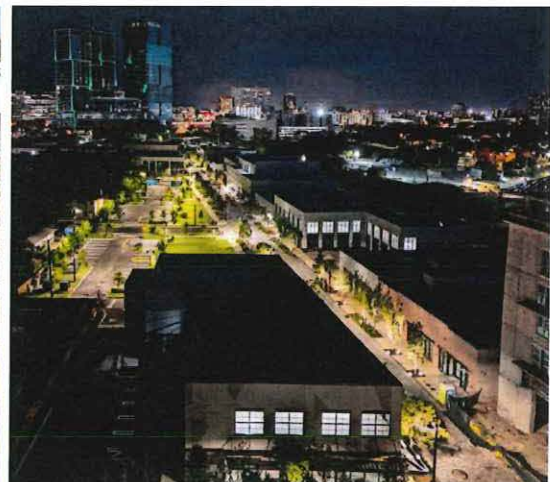
North Railroad Avenue (NORA)

The CRA joined partners in celebrating continued progress within the NORA District, a privately led redevelopment transforming the North Railroad Avenue corridor into a walkable mix of dining, retail and hospitality spaces through the adaptive reuse of historic warehouse buildings.



The CRA's role focused on preparing the district for reinvestment by completing key public infrastructure improvements, including roadway reconstruction, drainage, utilities, lighting, landscaping and pedestrian enhancements that created a safe and connected streetscape.

In addition, the CRA provided targeted business support grants to help activate tenant spaces and encourage local entrepreneurship. Together, these efforts helped establish the foundation for private development and demonstrate how strategic public investment can catalyze long-term economic activity and neighborhood revitalization.



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Okeechobee Corridor

West Palm Point

The Tent Site is a prominent piece of CRA land located at 801 S. Dixie Highway. It has long been desired for redevelopment as a key parcel in the heart of Downtown. On April 21, 2020, the CRA entered into a Lease and Development Agreement with Cohen Brothers Realty for the development of a Class A office tower to be located on the Tent Site (West Palm Point).

The CRA continues to monitor the ground lease agreement in place with West Palm Point, LLC as successor-in-interest to Cohen Brothers Realty Corporation of Florida, LLC. The ground

lease requires the construction of an office building on CRA property located at 850 S. Quadrille Boulevard. The project is behind schedule.



Clearlake District

Fern Street Crossing Project

The CRA, in partnership with the City of West Palm Beach, has prioritized the extension of Fern Street to Clearwater Place as a critical infrastructure and redevelopment initiative within the Clear Lake District.

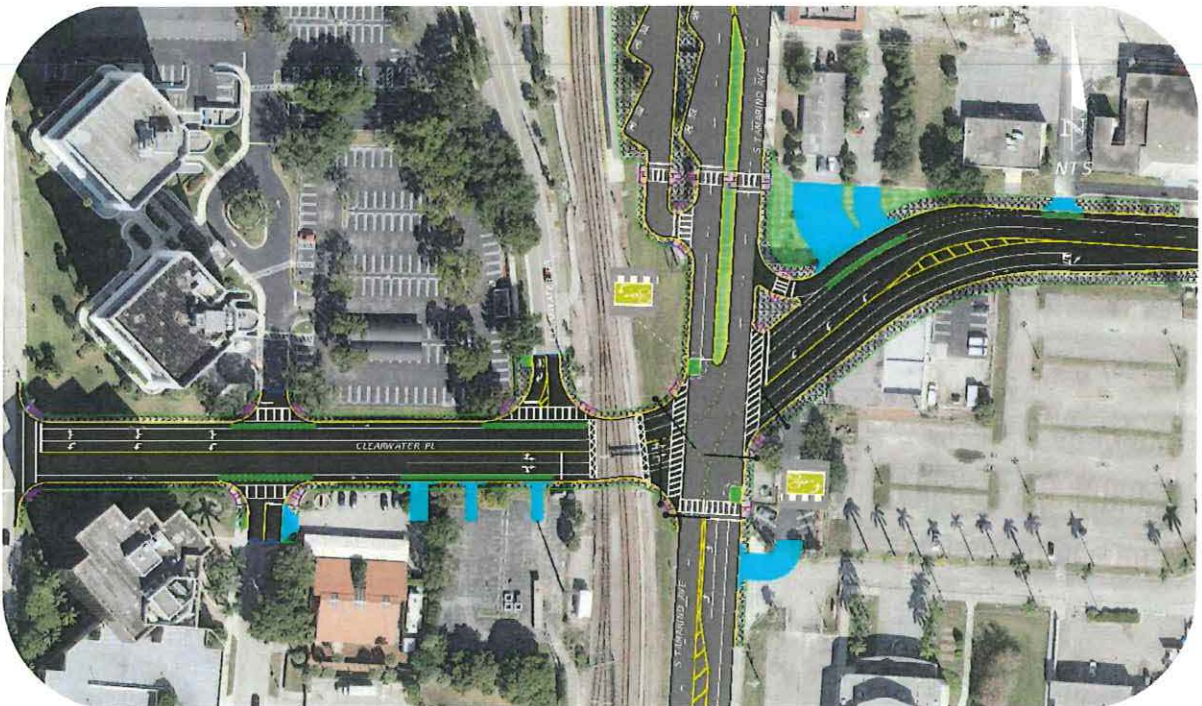
Currently, Fern Street terminates at Tamarind Avenue on the west and Flagler Drive on the east. Extending the street to Australian Avenue, as recommended in a 2017 HDR Engineering

DOWNTOWN CITY CENTER REDEVELOPMENT AREA

study, is expected to improve transportation flow along Banyan Boulevard and Okeechobee Boulevard while providing enhanced access for pedestrians and bicyclists to schools, CityPlace, transit stations, and other multi-modal developments.

By facilitating the extension across the CSX railway, the project aims to enable commercial redevelopment, strengthen mobility, and improve connectivity throughout the district.

To support this effort, the CRA has begun acquiring key properties along the corridor, ensuring the street extension can be completed efficiently and serve as a foundation for future mixed-use development, enhanced pedestrian and bicycle access, and long-term neighborhood revitalization.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Northwood/Pleasant City Redevelopment Area

Background

The Northwood/Pleasant City Community Redevelopment Area (“NPCCRA”) District, administered by the West Palm Beach Community Redevelopment Agency, is in the northern section of West Palm Beach.

This CRA District is approximately 459 acres in size with 5 separate target areas:

- Northwood Village
- Pleasant City
- Broadway Corridor
- Currie Corridor
- Industrial Park

Through coordinated communication initiatives, business incentive programs, infrastructure investments, and public-private partnerships, the CRA has supported the transformation of Northwood Village into a vibrant commercial destination while promoting increased homeownership and neighborhood stability in Pleasant City.

Current redevelopment efforts focus on advancing mixed-use opportunities within the Broadway Corridor while enhancing walkability and redevelopment potential and leveraging tax increment financing (TIF) revenues to fund catalytic projects that strengthen the district’s economic base, urban design, and long-term community sustainability.

We are currently developing a framework that will allow significant public sector development in the Currie mixed-use district.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Boundary Map



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Tax-Base

The following table provides a 10-year summary of historical assessment (taxable) values and increment values for the NPCCRA as of January 1st of each year. While this report generally pertains to FY 2025 activity, the following section also includes FY 2026 property valuation data to highlight current trends. The Taxing Authorities that remit Tax Increment to the NPCCRA include the City and Palm Beach County.

TAXABLE PROPERTY VALUES						
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B
		TAXABLE VALUE ⁸	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2025	2026	733,664,277	10.8%	86,933,276	646,731,001	12.5%
2024	2025	662,040,458	10.7%	86,933,276	575,107,182	12.5%
2023	2024	598,031,470	13.2%	86,933,276	511,098,194	15.9%
2022	2023	528,068,084	14.8%	86,933,276	441,134,808	18.3%
2021	2022	459,851,383	4.7%	86,933,276	372,918,107	5.8%
2020	2021	439,298,522	3.3%	86,933,276	352,365,246	4.2%
2019	2020	425,098,757	5.3%	86,933,276	338,165,481	6.7%
2018	2019	403,823,945	8.9%	86,933,276	316,890,669	11.7%
2017	2018	370,721,582	7.1%	86,933,276	283,788,306	9.5%
2016	2017	346,037,449	11.0%	86,933,276	259,104,173	15.3%

The following table provides a 10-year summary of historical new construction (taxable) values for the NPCCRA. It should be noted that the following new construction values are included in the gross taxable values set forth in the table above.

NEW CONSTRUCTION					
TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE ⁹	TAX ROLL YEAR	FISCAL YEAR	NEW CONSTRUCTION TAXABLE VALUE
2025	2026	15,623,670	2020	2021	347,605
2024	2025	(792,285)	2019	2020	(750,276)
2023	2024	4,084,845	2018	2019	8,770,774
2022	2023	2,510,077	2017	2018	166,460
2021	2022	1,432,356	2016	2017	(156,783)

⁸ The Taxable Value figures included herein represent those values utilized by the City of West Palm Beach to calculate NPCCRA tax increment revenue and are net of all applicable exemptions. Palm Beach County began utilizing a different Taxable Value with tax roll year 2012 that adjusts for the county-wide senior, historic and/or economic exemptions.

⁹ Negative new construction values indicate a net reduction in taxable values and are usually the result of demolitions or properties coming off the taxroll (i.e. purchased by non-profit or governmental entity).

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the CRA. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer. The following table provides a segmentation of taxable values within the NPCCRA by principal taxpayer for FY 2025.

PRINCIPAL TAXPAYERS			
TAXPAYER	PROPERTY USE	FY 2025 TAXABLE VALUE	% OF FY 2025 TAXABLE VALUE
1515 FLAGLER PROPERTY LP	OFFICE	41,261,000	6.2%
PARK PB LLC	MULTIFAMILY	19,622,396	3.0%
920 N STANLEY PARTNERS LLC	COMMERCIAL	19,044,275	2.9%
2014 CAHUENGA PARTNERS LP &	COMMERCIAL	11,109,160	1.7%
MOUNTAIN WEST PALM REAL ESTATE, INC.	WAREHOUSE	11,096,956	1.7%
U & ME TRANSFER INC	COMMERCIAL	10,887,126	1.6%
1100 25TH ST WEST PALM BEACH LLC	WAREHOUSE	10,208,993	1.5%
LA BOHEME PROPERTIES INC	MANUFACTURING	7,827,813	1.2%
1919 N FLAGLER DRIVE ASSOCIATES LLC	OFFICE	6,206,295	0.9%
SILC R W	WAREHOUSE	4,174,988	0.6%
	TOTAL	141,439,002	21.4%

The following table provides a segmentation of taxable values within the NPCCRA by development for FY 2025.

PRINCIPAL DEVELOPMENTS			
DEVELOPMENT	PROPERTY USE	FY 2025 TAXABLE VALUE	% OF FY 2025 TAXABLE VALUE
FLAGLER POINT CONDOMINIUM	CONDOMINIUM	85,918,810	13.0%
NORTHWOOD ADD IN PB 8	MIXED-USE	68,309,536	10.3%
THE SLADE CONDOMINIUM	CONDOMINIUM	63,604,049	9.6%
BETHESDA PARK	MIXED-USE	60,939,403	9.2%
1515 FLAGLER PROPERTY LP	OFFICE	47,540,047	7.2%
NORTHWOOD ADD 7	WAREHOUSE	35,260,333	5.3%
WESTFIELD WPB NO 1 PEPL OF TR C	WAREHOUSE	25,907,219	3.9%
PORTOFINO CONDOMINIUM	CONDOMINIUM	25,290,465	3.8%
AUSTRALIAN PARK	WAREHOUSE	24,013,135	3.6%
PARKLAND REPLAT	MULTIFAMILY	19,622,396	3.0%
	TOTAL	456,405,393	68.9%

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Millage Rates

The table below provides a 10-year summary of the operating millage rates levied by each Taxing Authority that make payments to the NPCCRA.

CONTRIBUTING TAXING AUTHORITY MILLAGE RATES				
TAX ROLL YEAR	FISCAL YEAR	A	B	=A+B
		CITY OF WEST PALM BEACH	PALM BEACH COUNTY	TOTAL
2025	2026	8.1308	4.5000	12.6308
2024	2025	8.1308	4.5000	12.6308
2023	2024	8.1308	4.5000	12.6308
2022	2023	8.1965	4.7150	12.9115
2021	2022	8.3465	4.7815	13.1280
2020	2021	8.3465	4.7815	13.1280
2019	2020	8.3465	4.7815	13.1280
2018	2019	8.3465	4.7815	13.1280
2017	2018	8.3465	4.7815	13.1280
2016	2017	8.3465	4.7815	13.1280

Tax-Increment Revenues

Contributing Taxing Authorities, which levy ad valorem taxes on real property subject to taxation located within the CRA, are required by January 1st of each year to remit an amount equal to 95% of the difference between¹⁰:

- c) The amount of ad valorem taxes levied each year by that Taxing Authority on taxable real property contained within the geographical boundaries of the CRA, exclusive of any amount from any debt service millage; and
- d) The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the Taxing Authority on the assessed value of the taxable real property in the CRA as of January 1st of the base year¹¹, exclusive of any amount from any debt service millage.

¹⁰ Calculations referenced herein use the current fiscal year's millage rate as established by the Taxing Authority.

¹¹ The aggregate assessed valuation of taxable real property in the original NPCCRA as of January 1, 1994, used for determining the incremental assessed valuation in future years was \$77,201,813. The aggregate assessed valuation of taxable real property in the Expanded Area of the NPCCRA as of January 1, 2001 which is used for determining the incremental assessed valuation in future years totaled \$9,731,463. Such valuations are referred to as "Base Year" values and total \$86,933,276.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

The Taxing Authorities which are obligated to remit tax increment¹² to the NPCCRA include the City of West Palm Beach and Palm Beach County.

TAX INCREMENT REVENUES					
TAX ROLL YEAR	FISCAL YEAR	A	B	=A+B	% CHANGE OVER PRIOR YEAR
		CITY OF WEST PALM BEACH	PALM BEACH COUNTY	TOTAL (ROUNDED)	
2025	2026	\$ 4,995,518	\$ 2,764,775	\$ 7,760,293	12.5%
2024	2025	4,442,277	2,458,583	6,900,861	12.5%
2023	2024	3,947,855	2,184,945	6,132,800	13.2%
2022	2023	3,434,973	1,980,369	5,415,343	16.5%
2021	2022	2,956,933	1,693,182	4,650,115	5.8%
2020	2021	2,793,966	1,599,625	4,393,591	4.2%
2019	2020	2,681,373	1,535,360	4,216,733	6.7%
2018	2019	2,512,682	1,438,678	3,951,360	11.7%
2017	2018	2,250,207	1,288,324	3,538,532	9.5%
2016	2017	2,054,482	1,176,210	3,230,692	15.3%

Financial Obligations

The following table provides a list of the outstanding financial obligations of the NPCCRA.

FINANCIAL OBLIGATIONS			
	TERM	PRINCIPAL BALANCE AT SEPT. 30, 2025	ESTIMATED EXPENSE FY 2026
TAX INCREMENT FINANCIAL OBLIGATION TO DEVELOPERS			
PARK WEST			
50% OF TAX INCREMENT WITHIN PROJECT SUBJECT TO \$2 MILLION CAP 15-YEAR TERM FROM 1 st TAX INCREMENT REMITTANCE	N/A	N/A	\$ 97,174
THE SPRUCE			
50% OF TAX INCREMENT WITHIN PROJECT SUBJECT TO \$6.1 MILLION CAP 20-YEAR TERM FROM 1 st TAX INCREMENT REMITTANCE (EST. TO BEGIN IN FY 2028)	N/A	N/A	N/A
LINE OF CREDIT			
NON-REVOLVING LINE OF CREDIT, SERIES 2023	2031	\$ 315,000	\$ 315,000
BONDS, NOTES, AND CITY ADVANCES			
TIR REFUNDING BONDS, SERIES 2015	2035	13,545,000	1,660,000
	TOTAL	\$ 13,860,000	\$ 2,072,174

¹² Table represents calculated tax increment revenues based on reported taxable values. Actual collections may vary.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Accomplishments and Project Status Updates

Northwood Village

Spruce Groundbreaking

The groundbreaking of The Spruce represents a major milestone in addressing housing needs and fostering inclusive growth within West Palm Beach. This eight-story mixed-income development in the Northwood Village neighborhood will deliver 270 apartments, including 117 income-restricted units tailored to workforce and affordable housing needs.

This project is supported through a public-private partnership that includes substantial funding incentives and tax-increment financing from the City of West Palm Beach and the West Palm Beach CRA.

The project exemplifies collaborative solutions to the region's housing challenges while also bringing retail space and modern amenities to the area. By breaking ground on The Spruce, the community takes a meaningful step forward toward expanding housing opportunities, strengthening neighborhood vitality, and realizing long-term redevelopment goals that benefit current and future residents alike.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

The District

The District at Northwood is a multi-building mixed-use development designed to support the continued revitalization of the Northwood area through thoughtfully planned commercial and community-oriented space. The project includes several buildings organized to create a cohesive district environment that encourages pedestrian activity and neighborhood connectivity. Construction is being carried out in phases to ensure efficient coordination and quality control.

The primary building, which anchors the development, is currently underway and is scheduled for completion by the end of 2026, encompassing foundational infrastructure, vertical construction, and full interior buildout. The remaining two buildings will follow, with anticipated completion in spring 2027.

This phased construction strategy allows for streamlined site development, effective resource allocation, and minimal disruption to surrounding properties, while positioning The District at Northwood as a catalyst project intended to enhance economic activity, expand local business opportunities, and contribute to the long-term growth and vitality of the area.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Nights in Northwood Village

Nights in Northwood Village is a quarterly celebration hosted in Northwood Village that highlights the neighborhood's creativity, culture, and local charm while promoting community engagement and economic activity. The event encourages residents and visitors to explore the district's boutiques, galleries, and restaurants. In addition to serving as a vibrant community gathering, the CRA shares information about ongoing redevelopment initiatives, incentive programs, and capital improvement projects within the district. Through these events, the CRA has also celebrated the grand openings of five new businesses through initiatives or for ceremonial milestones for the business. This further supports small business growth and reinforces Northwood Village as an emerging destination for commerce, culture, and neighborhood investment in the area.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Palm Beach Lobster

Palm Beach Lobster is a locally owned seafood business that opened its first brick and mortar location in Northwood Village at 2501 N Dixie Hwy, with support from the CRA. Through the CRA's Relocation/Development Incentive Program, the business received targeted assistance designed to address unique redevelopment challenges that could not be accommodated under standard incentive programs. This flexible program enables the CRA Board to evaluate complex projects on a case-by-case basis and deploy financial tools necessary to facilitate redevelopment efforts that may not otherwise be feasible.



By leveraging this incentive, Palm Beach Lobster was able to overcome site and development constraints, invest in property improvements, and strengthen its long-term presence in the district, contributing to local job creation, increased economic activity, and the continued revitalization of the surrounding corridor.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

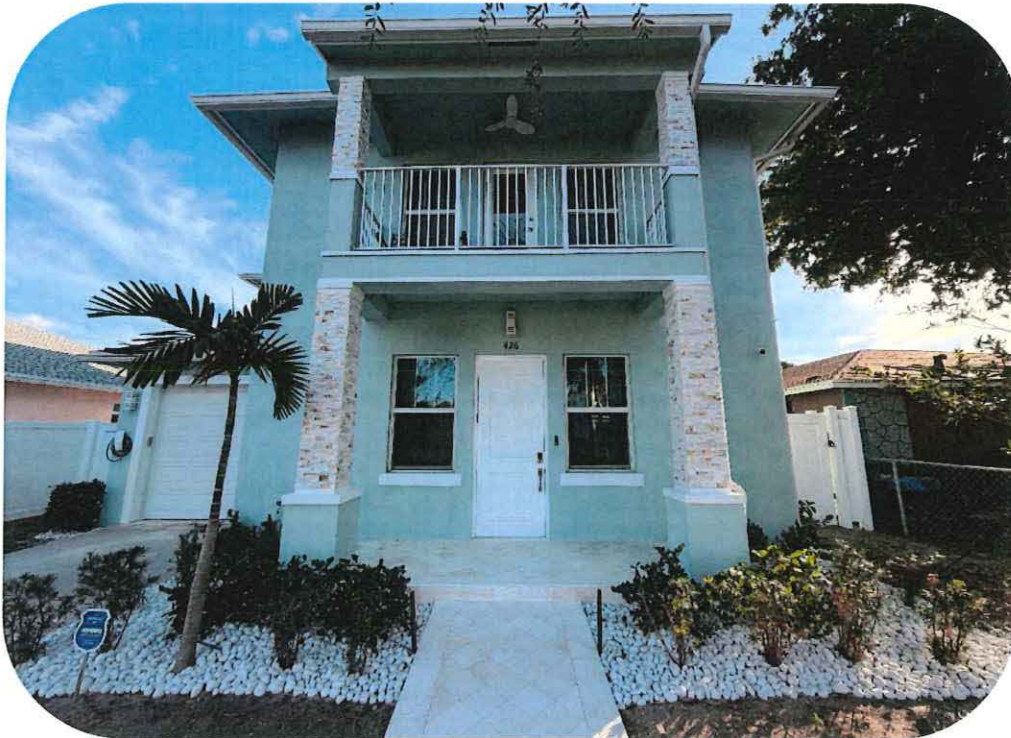
Pleasant City

Paint, Plant, and Pave Grants

The Plant, Paint, and Pave Grant Program, administered by the CRA, was established to enhance the aesthetics of single-family and multi-family properties within the Northwood/Pleasant City CRA District. Designed to incentivize improved curb appeal, the program provides financial assistance for qualified exterior improvements, including landscaping, exterior painting, paving, and other visible property upgrades that strengthen neighborhood appearance and stability.



To encourage residents to apply for this incentive, multiple community meetings took place to improve incentive procedures and to inform the residents how to apply. Through this initiative, ten homes in the Pleasant City neighborhood have received funding to complete aesthetic enhancements, maximizing out the budgeted amount for this incentive. Resident involvement contributed to improved streetscapes, increased neighborhood pride, and alignment with the CRA's broader revitalization and community development goals within West Palm Beach.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Padel Club

Padel Club, the first dedicated padel facility in Palm Beach County, opened along the Dixie corridor at 2025 N Dixie Hwy., transforming a previously vacant property into a vibrant recreational destination. Supported by a \$100,000 grant from the CRA's Relocation and Development Assistance Program, the more than \$3 million project features one indoor and three outdoor courts, as well as a café, lounge, and locker rooms.

Through strategic partnership with the CRA, the development activated underutilized commercial space, reduced vacancies along Dixie Highway, and created local employment opportunities. By increasing property values, expanding the surrounding tax base, and generating new tax increment financing (TIF) revenue, the club contributes to economic growth while fostering community engagement and promoting active living.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

The facility also draws visitors from across the county, positioning the corridor as a potential hub for health and wellness investment.

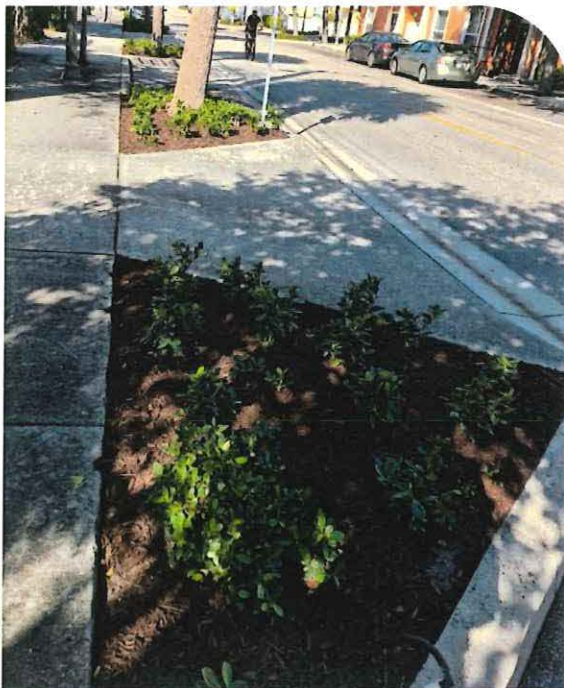
In addressing local concerns such as corridor inactivity and its related challenges, the project demonstrates how targeted redevelopment and daily programming can catalyze private investment and neighborhood revitalization. As a first-of-its-kind stand-alone padel club in the county,



with plans to incorporate youth and school programs, the model offers a replicable strategy for other communities seeking to activate vacant commercial spaces and attract diverse populations through recreational amenities.

Infrastructure Improvements and Beautification

Significant landscaping enhancements were completed along Spruce Avenue from 15th Street to 23rd Street in Pleasant City, further advancing neighborhood beautification efforts in West Palm Beach.



Improvements included the installation of upgraded irrigation systems to promote long-term sustainability and water efficiency, along with the addition of Green Island Ficus and Indian Hawthorne to enhance the corridor's aesthetic appeal and provide durable, low-maintenance greenery.

These enhancements contribute to a more attractive and pedestrian friendly streetscape while supporting healthy plant establishment and growth.

In addition, lighting improvements in coordination with Florida Power & Light Company are currently underway, which will further improve visibility, safety, and overall neighborhood ambiance along the corridor.

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

NOD – Affordable Housing

As part of its ongoing commitment to expand attainable homeownership opportunities, the CRA issued a Notice of Disposition for a publicly owned parcel to support new affordable housing development in the Pleasant City neighborhood. Following a competitive selection



process, Habitat for Humanity was awarded the site to construct workforce housing for income-qualified residents. The property located at 519 LA Kirksey Street will be transformed into a new owner-occupied home, reinforcing neighborhood stability, preserving community character, and advancing the CRA's goal of

increasing long-term housing affordability within the North End.

Community Meetings

In 2025, the CRA hosted four successful quarterly community meetings in Pleasant City at the Pleasant City Community Center. These gatherings provided residents, business owners, and stakeholders with meaningful opportunities to share input, ask questions, and engage directly with the CRA on ongoing redevelopment initiatives. Each meeting included updates on key projects, progress in neighborhood improvements, and efforts to enhance community safety. By maintaining consistent dialogue with the public, the CRA strengthened transparency, fostered collaboration, and ensured that redevelopment efforts align with the needs and priorities of the neighborhood.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Broadway Corridor

Jaxon Hotel

The CRA awarded a \$20,000 Facade and Exterior Improvement Grant to the Jaxon Hotel, located along Broadway Boulevard at 3613 Broadway, to support property enhancements and corridor revitalization efforts. Grant funds were utilized for exterior painting, upgraded signage, new landscaping, and parking lot improvements, significantly enhancing the property's visual appeal and functionality. These improvements contribute to a more attractive streetscape along Broadway Boulevard, reinforce community investment, and support ongoing economic development initiatives within the surrounding area.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Regulations/Land Acquisitions

The CRA played a key role in facilitating robust community outreach efforts to support the update of the Broadway Mixed Use District zoning regulations. Through public meetings, stakeholder workshops, and direct engagement with corridor property owners and residents, the CRA helped ensure that the revised regulations reflected community priorities and market realities.

The updated zoning framework was formally adopted in February 2025 and is designed to encourage thoughtful redevelopment, promote mixed-use investment, and enhance walkability along the corridor. The intent of these changes is to catalyze reinvestment and revitalize a stagnant commercial corridor, positioning it for sustainable economic growth and long-term community benefit. In alignment with this strategy, the CRA advanced key property assemblage efforts, including the acquisition of 5701 Broadway in 2025, along with several previously completed acquisitions along the north end of the corridor. These targeted investments position the CRA to proactively guide redevelopment and will support the release of an upcoming Intent to Negotiate (ITN), aimed at attracting qualified development partners to catalyze transformative, mixed-use projects in the area (conceptual Broadway development rendering included below).



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

Currie Corridor

Currie Park Groundbreaking

The Currie Park Redevelopment Project is a transformational waterfront redevelopment led in partnership by the City of West Palm Beach and the West Palm Beach Community Redevelopment Agency that marks one of the most significant investments in public space in recent city history.

The project, part of a \$35.5 million revitalization effort, officially broke ground on May 6, 2025 - a milestone that celebrates the start of two years of construction to reimagine Currie Park into a vibrant and inclusive community destination. When complete, the redesigned park will feature enhanced boat ramp facilities, new tennis and pickleball courts, a fishing pier, waterfront promenade with swings and hammock grove, a restaurant, expanded trails, and improved gathering spaces for residents of all ages.



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

This groundbreaking signifies not only physical improvements to one of West Palm Beach's cherished waterfront parks but also a long-term commitment to creating inviting public spaces that foster recreation, connection, and pride across the community.



Industrial Park

Industrial Park Survey

The CRA completed a comprehensive study to assess the current business landscape of the Industrial Park. Over 50 businesses were surveyed to better understand their operations, challenges, and needs. The insights gathered from this study will inform our next steps in the strategic development of this manufacturing district, helping to create targeted opportunities and support for existing and future businesses.

Security Updates

Northwood, Pleasant City & Broadway corridor – Community Policing and Public Safety Enhancements: Over the past year, the CRA, in collaboration with the City's Police Department and the CRA private security contractor, has made significant strides in addressing quality-of-life concerns and reducing criminal activity within the district. Focused efforts have targeted homeless mitigation, loitering, prostitution, and illegal drug

NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

sales - issues that directly impact public perception, economic vitality, and neighborhood safety.

Strategic Deployment of Private Security: A key component of the CRA's public safety strategy has been the enhanced deployment of private security personnel throughout Northwood, Pleasant City, and the Broadway corridor. Operating in coordination with the Police Department, the CRA private security contractor provides a consistent and visible presence that serves as both a deterrent and an early intervention resource.

The expanded security presence has contributed to:

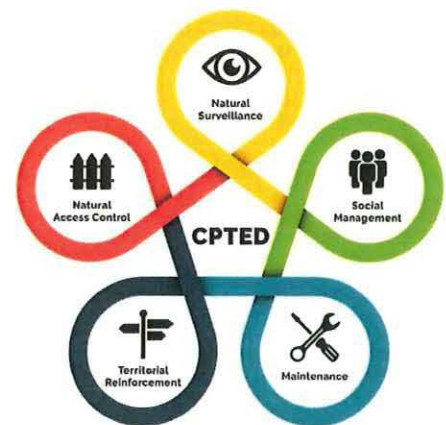
- Reduction in loitering and trespassing in high-visibility commercial areas.
- Proactive engagement with individuals, experiencing homelessness, encouraging compliance and coordination with available outreach services.
- Disruption and deterrence of street-level prostitution and illegal drug activity.
- Rapid reporting and coordination with law enforcement for criminal violations.
- Improved perception of safety among merchants, residents, and visitors.

This coordinated model has helped reduce recurring nuisance activity and prevent escalation of criminal behavior, contributing to measurable declines in targeted offenses and improved the targeted areas conditions.

Prevention-Oriented Strategies and Oversight: Public safety efforts have been further strengthened through structured oversight and the application of crime prevention principles. The CRA Security Manager, who holds Florida Crime Prevention Through Environmental Design (CPTED) Practitioner and continues his efforts to obtain Florida Crime Prevention Practitioner certification, supports the integration of prevention-based strategies into corridor operations.

Through coordinated patrol planning, hotspot monitoring, and environmental assessments, the CRA has reinforced visibility, supported trespassing enforcement, and reduced opportunities for unlawful activity. These prevention-focused efforts complement enforcement actions and help sustain long-term improvements in safety and order.

Strengthened Safety Climate and Economic Stability: Collectively, the strategic deployment of private security, focused attention on quality-of-life offenses, and application of crime prevention best practices have significantly improved conditions along the Northwood, Pleasant City & Broadway corridor. These accomplishments enhance public



NORTHWOOD/PLEASANT CITY REDEVELOPMENT AREA

confidence, support local businesses, and reinforce the targeted area's image as a safe and welcoming destination.

The CRA remains committed to sustaining these proactive strategies to ensure continued progress in crime reduction and overall neighborhood vitality.

Grand Openings

During the year, we have welcomed seven new businesses within the Northwood Village district. The CRA continues to be committed to small business growth in Northwood Village as a unique destination.



PERFORMANCE DATA

Performance Data

The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2025 (most recent data available).

- F.S. §163.371

Performance data is provided for both the City Center and Northwood/Pleasant City Redevelopment Plans including:

- Total number of activities started and completed and the estimated cost for each activity;
- Total amount expended for affordable housing for low-income and middle-income residents; and
- A summary indicating Redevelopment Plan achievements. Within the framework of this data, the redevelopment activities are categorized by achievement. These achievement categories align with the CRA's Financing and Implementation plans discussed earlier in this report.



PERFORMANCE DATA

City Center District

West Palm Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

1159

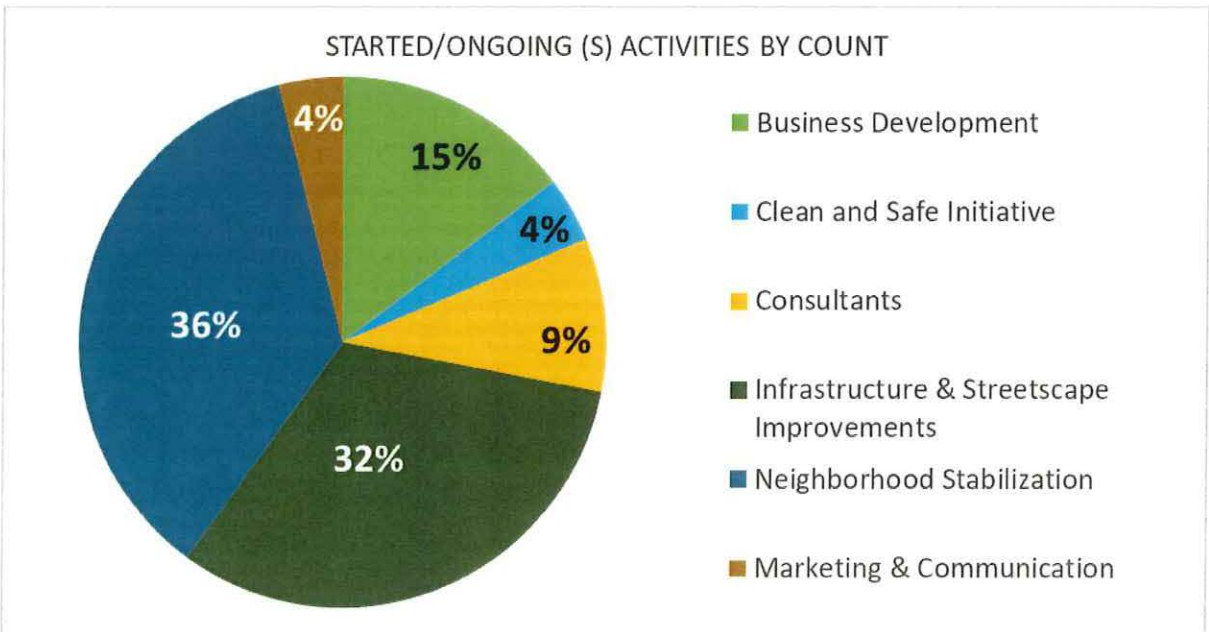
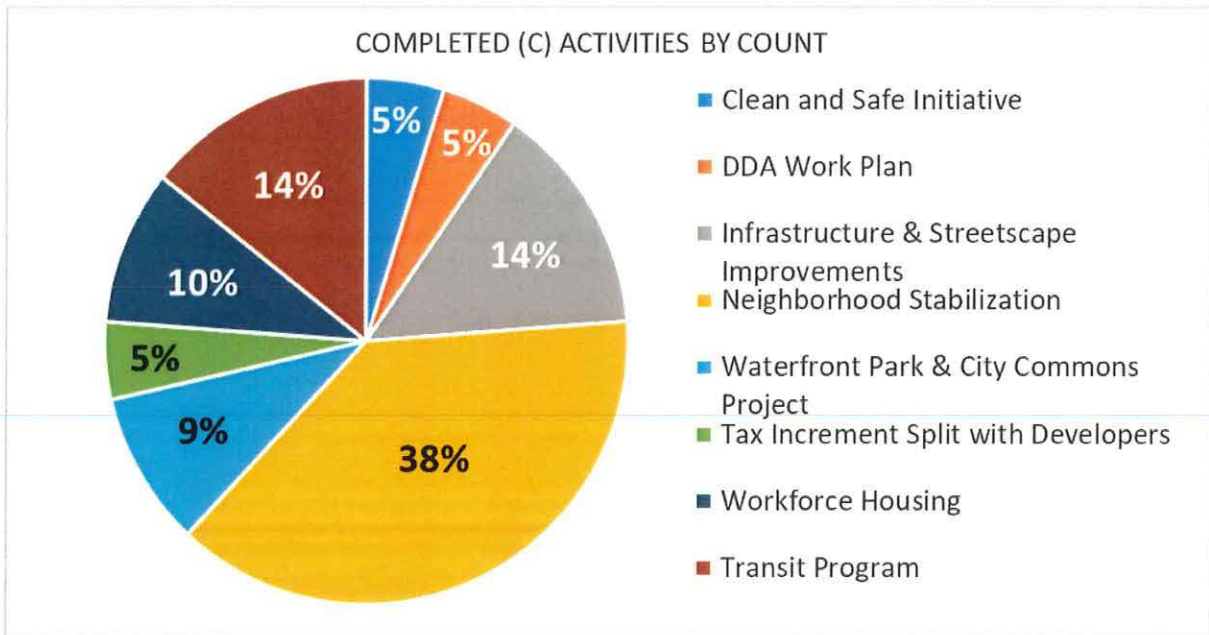
Registered Agent	Mr. Christopher Roog
Mailing Address	401 Clematis St, West Palm Beach, FL 33401
Office Address	401 Clematis St, West Palm Beach, FL 33401
Telephone	(561) 822-1416
Email	Croog@wpb.org
Website	wpb.org/cra
County(ies)	Palm Beach
Local Governing Authority	City of West Palm Beach
Date Created / Established	Monday, September 10, 1984
Creation Documents	City Resolutions 97-84 and 1907-85
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, October 21, 2025

Total number of Activities started and/or ongoing	75
Total number of Activities completed	21
Total amount expended for low and middle income affordable housing	\$12,500,000

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

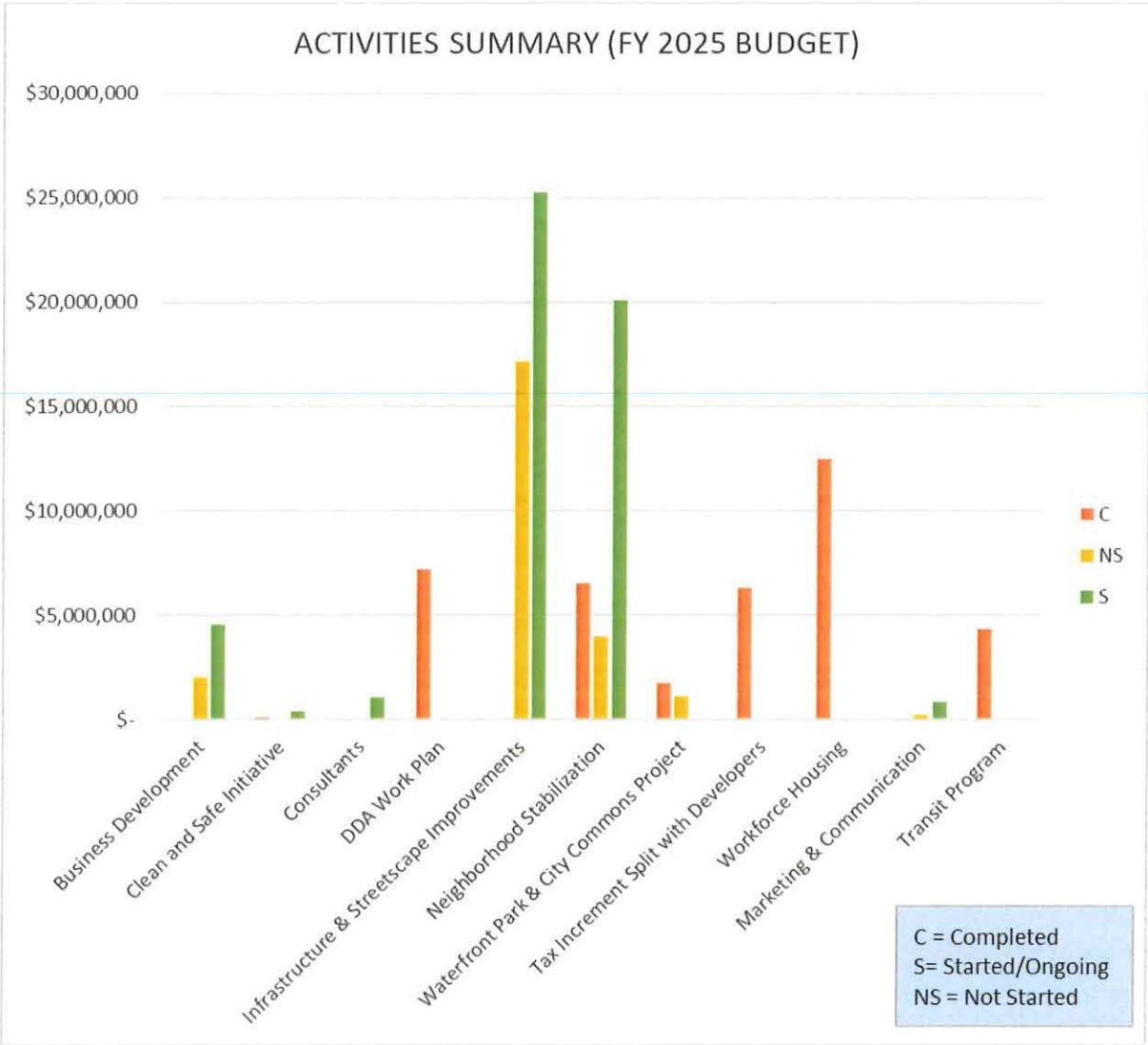
ACHIEVEMENT	CRA PLAN SECTION
Marketing & Communication	II-B(1,2,5,17,23,30)
Business Development	II-B(1,2,5,15,22,23,24,31)
Clean and Safe Initiative	II-B(1,2,23)
Neighborhood Stabilization	II-B(1,2,5,11,15,21,22,23,24,26)
Transit Program	II-B(1,2,7,8,23)
Waterfront Park & City Commons Project	II-B(1,2,5,6,14,17,23)
Infrastructure & Streetscape Improvements	II-B(1,2,6,7,8,10,17,18,23,28)
DDA Work Plan	II-B(1,2,23)
Tax Increment Split with Developers	II-B(1,2,21,23,31)
Housing 1 - Low to Moderate	II-B(1,2,4,22,23,24)
Consultants	II-B(1,2,7,8,17,18,22,23)

PERFORMANCE DATA



* Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.

PERFORMANCE DATA



* Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.

PERFORMANCE DATA

Northwood/Pleasant City District

West Palm Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

1159

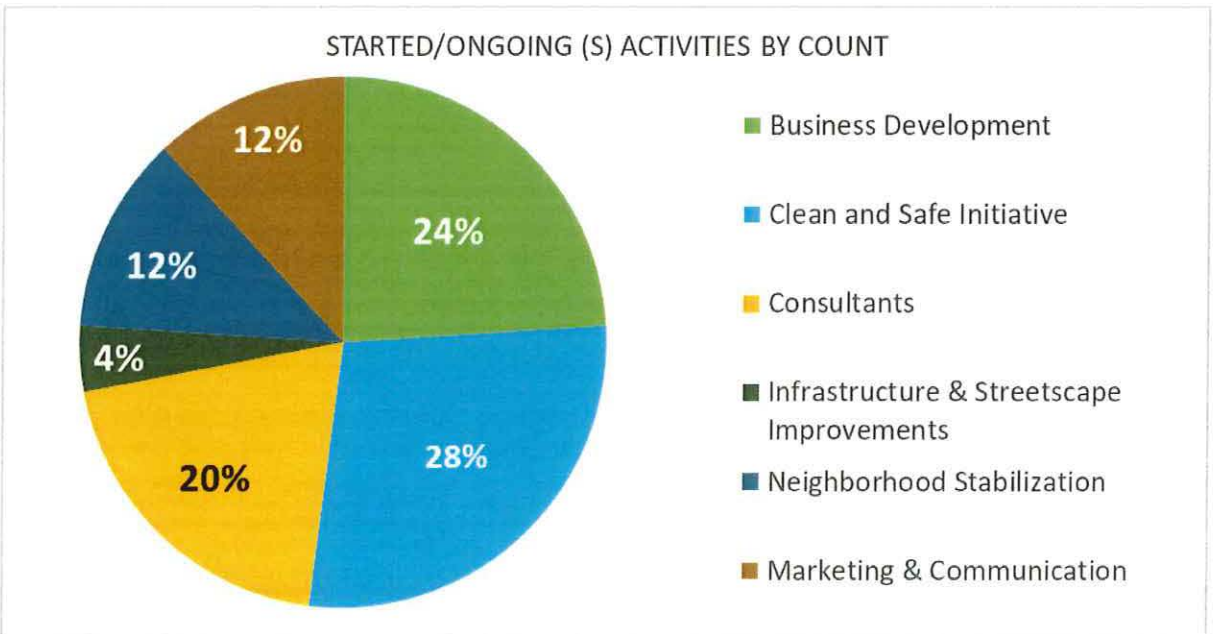
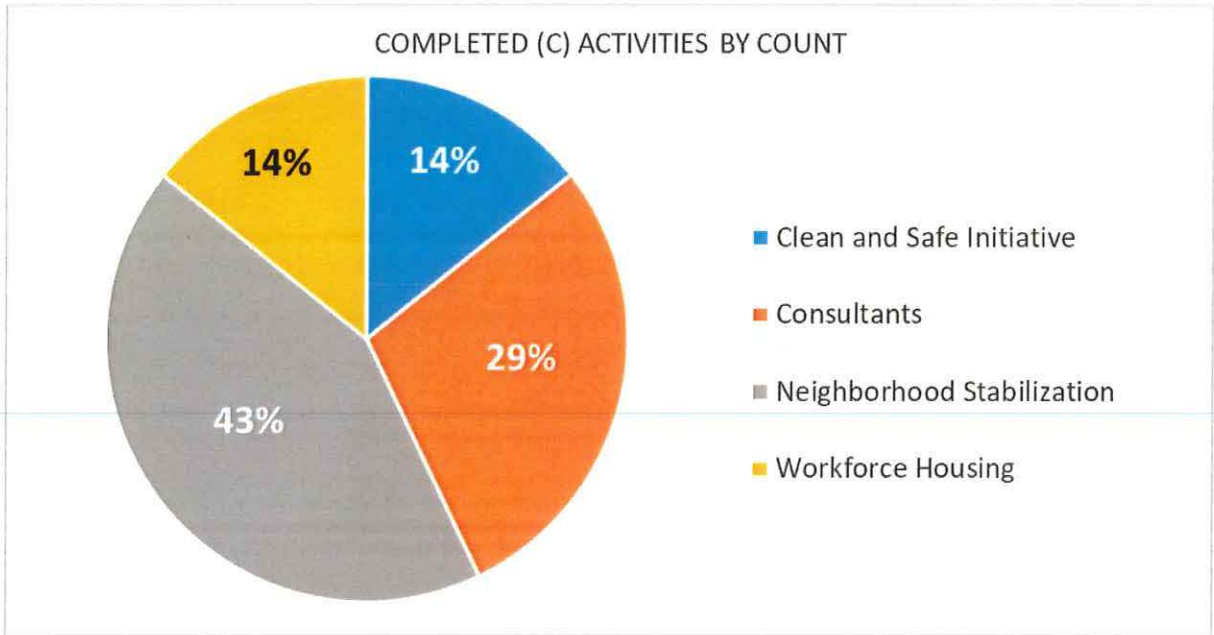
Registered Agent	Mr. Christopher Roog
Mailing Address	401 Clematis St, West Palm Beach, FL 33401
Office Address	401 Clematis St, West Palm Beach, FL 33401
Telephone	(561) 822-1416
Email	Croog@wpb.org
Website	wpb.org/cra
County(ies)	Palm Beach
Local Governing Authority	City of West Palm Beach
Date Created / Established	Monday, September 10, 1984
Creation Documents	City Resolutions 97-84 and 1907-85
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, October 21, 2025

Total number of Activities started and/or ongoing	25
Total number of Activities completed	7
Total amount expended for low and middle income affordable housing	\$500,000

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

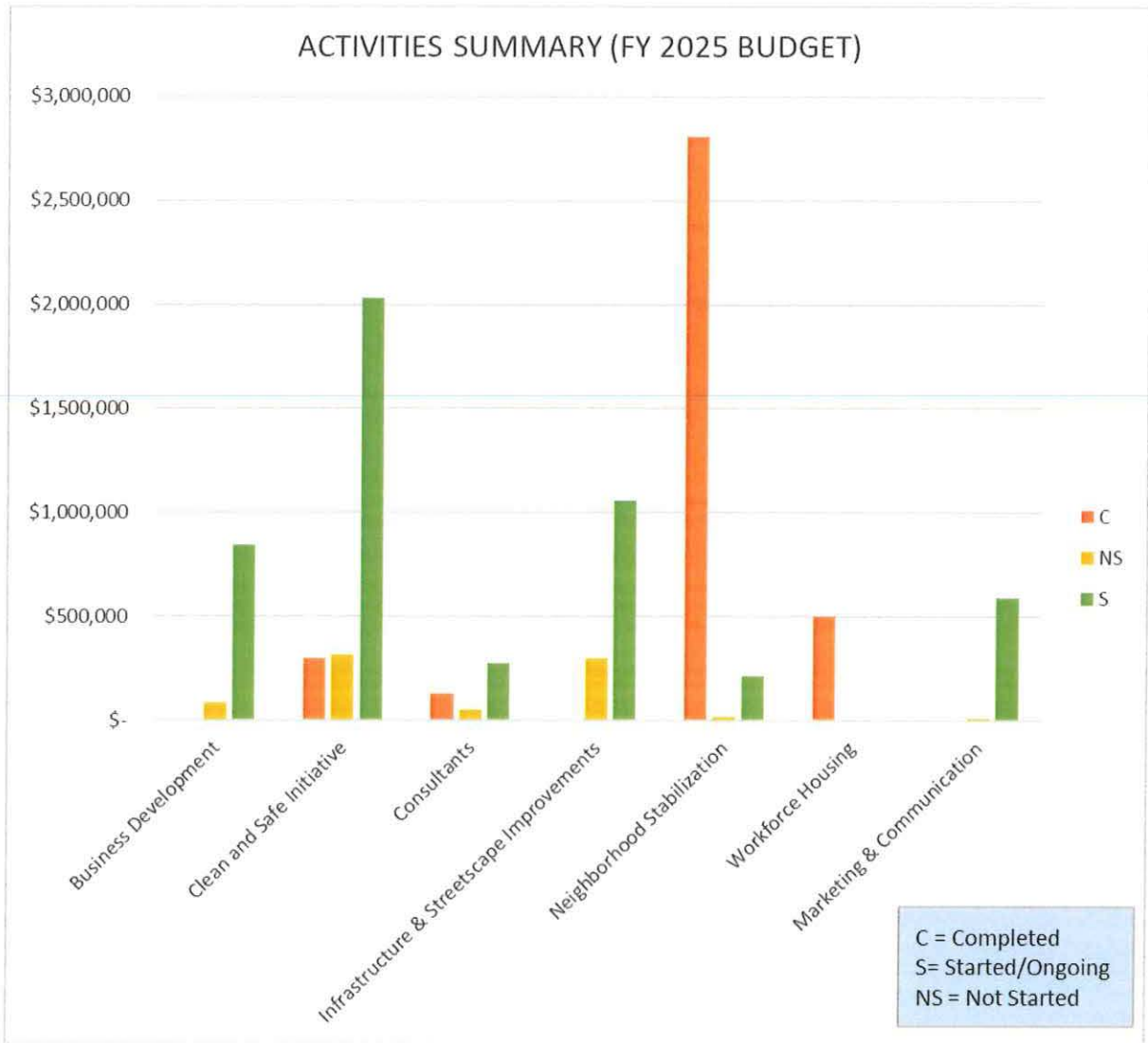
ACHIEVEMENT	CRA PLAN SECTION
Marketing & Communication	E2,E3,E9,E10,E12,E13,E17
Business Development	E1-E7,E8,E11-E13,E15-E19
Clean and Safe Initiative	E9
Neighborhood Stabilization	E1,E2,E8,E10,E12,E13,E15,E17
Infrastructure & Streetscape Improvements	E1,E6,E11,E12,E15,E17
Workforce Housing	E1-E7,E8,E11-E13,E15-E19
Consultants	E5,E10,E17

PERFORMANCE DATA



* Above data includes activities from both the Redevelopment Trust Fund and the Capital Bond Fund.

PERFORMANCE DATA



FINANCIAL STATEMENTS

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2025, has been prepared in accordance with F.S. §163.371 and 163.387(8).

- F.S. §163.371

This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

- F.S. §163.387(8)

The Financial Statements included herein are sourced from the Annual Comprehensive Financial Report (“Financial Report”) for the fiscal year ending September 30, 2025. The Financial Report is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website:

https://www.flauditor.gov/pages/mun_efile%20pages/west%20palm%20beach%20city%20of.htm

FINANCIAL STATEMENTS

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY
REDEVELOPMENT TRUST FUNDS
BALANCE SHEET
SEPTEMBER 30, 2025
UNAUDITED

	City Center CRA Fund	Northwood/ Pleasant City CRA Fund
ASSETS		
Cash and cash equivalents	\$ -	\$ 4,186,530
Investments	57,779,440	-
Receivables (net):		
Accounts	59,891	13,428
Interest	331,707	29,988
Prepaid items	5,000	-
Lease receivable	281,093	-
Total assets	<u>\$ 58,457,131</u>	<u>\$ 4,229,946</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$ 3,946,577	\$ 546,965
Deposits payable	47,137	28,400
Due to other governments	20,421	-
Total liabilities	<u>4,014,135</u>	<u>575,365</u>
DEFERRED INFLOWS OF RESOURCES		
Total deferred inflows of resources	<u>323,230</u>	<u>14,278</u>
FUND BALANCES		
Community Development	<u>54,119,766</u>	<u>3,640,303</u>
Total fund balances	<u>54,119,766</u>	<u>3,640,303</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 58,457,131</u>	<u>\$ 4,229,946</u>

FINANCIAL STATEMENTS

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

REDEVELOPMENT TRUST FUNDS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

UNAUDITED

	<u>City Center CRA Fund</u>	<u>Northwood/ Pleasant City CRA Fund</u>
REVENUES		
Taxes	\$ 38,883,643	\$ 4,458,189
Intergovernmental	24,882,345	2,532,556
Charges for services	75,684	53,589
Rents and royalties	208,608	-
Investment income (loss)	2,833,616	270,450
Miscellaneous	216,949	-
Total revenues	<u>67,100,845</u>	<u>7,314,784</u>
EXPENDITURES		
Current:		
Economic environment	42,108,492	6,415,299
Capital outlay	14,831,205	968,747
Debt service:		
Principal	3,035,000	1,258,274
Interest and fiscal charges	1,069,093	591,934
Total expenditures	<u>61,043,790</u>	<u>9,234,254</u>
Excess (deficiency) of revenues over (under) expenditures	<u>6,057,055</u>	<u>(1,919,470)</u>
OTHER FINANCING SOURCES (USES)		
Disposal of capital assets	127,994	-
Other issuance and debt costs	(17,614)	-
Transfers out	(7,366,500)	-
Total other financing sources (uses)	<u>(7,256,120)</u>	<u>-</u>
Net change in fund balances	(1,199,065)	(1,919,470)
Fund balances—beginning	<u>55,318,831</u>	<u>5,559,773</u>
Fund balances—ending	<u>\$ 54,119,766</u>	<u>\$ 3,640,303</u>



NORA DISTRICT

