

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	September 15, 2026	☐ Consent	☒ Regular
		☐ Ordinance	☐ Public Hearing
Department:	Housing and Economic Development		

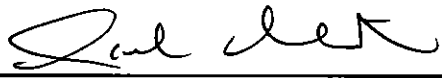
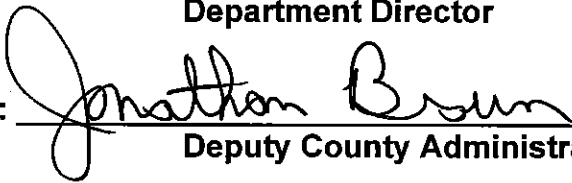
I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to conceptually approve: a Neighborhood Stabilization Program (NSP) funding allocation of up to \$5,000,000 for water and wastewater improvements necessary to facilitate the redevelopment of the Don King (DK) Arena property in the Town of Mangonia Park to the property owner/developer.

Summary: On May 19, 2026, the Town of Mangonia Park submitted a request for funding to assist in the costs of water and wastewater improvements to facilitate the redevelopment of the DK Arena (formerly known as the Palm Beach Jai Alai fronton), a 52-acre property located at 1415 45th Street, Mangonia Park. Ownership of the DK Arena property is currently subject to the outcome of bankruptcy proceedings, after which it is expected that a developer will take title with plans to redevelop. Terms of the funding will require that the property be redeveloped with residential and commercial uses. The number and types of housing units are dependent on the redevelopment plans of the ultimate developer. The developer, redevelopment plan and funding will be subject to final approval by the Board of County Commissioners (BCC). After final approval, the NSP funds would be converted to Community Development Block Grant (CDBG) funds for which water and wastewater improvements are an eligible use. An early estimate from the Town of Mangonia Park placed the water and wastewater improvement cost at approximately \$5.18 Million. CDBG regulations require that assisted housing units be affordable to eligible households with incomes no greater than 80% of Area Median Income (\$102,800 for a household of four [4]). **These are NSP program income grant funds which require no local match.** District 7 (TJC)

Background and Policy Issues: On November 18, 2008 (Agenda Item 6C-1), the BCC authorized the submittal of an NSP funding application to Housing and Urban Development (HUD) on January 8, 2009. HUD awarded a \$27.7 Million grant to the County. The County successfully expended the entire original grant in accordance with federal requirements and deadlines. Revenues generated by NSP assisted activities are program income and must be treated substantially the same as NSP grant funds. The purpose of the NSP is to restore vacant, foreclosed, and abandoned properties to productive residential use for low- and moderate-income persons.

- Attachments:**
- 1. Location Map
 - 2. Request from Town of Mangonia Park
 - 3. Cost Estimate for Water & Wastewater Connection
 - 4. Income Chart

Recommended By:		7/16/26
	Department Director	Date
Approved By:		7/30/2026
	Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Grant Expenditures	\$5,000,000				
Operating Costs					
External Revenues	(\$5,000,000)				
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	\$0				

# ADDITIONAL FTE POSITIONS (Cumulative)					
---	--	--	--	--	--

Is Item Included In Current Budget? Yes X No
Does this Item include the use of Federal funds? Yes X No
Does this item include the use of State funds? Yes No X

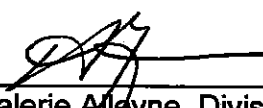
Budget Account No.:

Fund 1109/1112/1113 Dept 143 Unit Various Object Various Program Code/Period

B. Recommended Sources of Funds/Summary of Fiscal Impact:

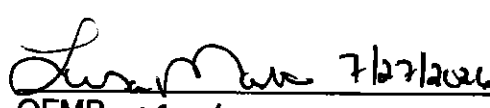
There are three (3) NSP funds. The actual NSP fund has not been determined at this time.

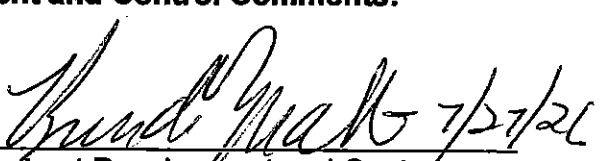
C. Departmental Fiscal Review:


Valerie Alleyne, Division Director III
Finance and Administrative Services, HED

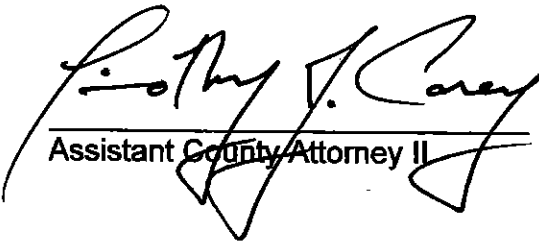
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:


OFMB MG 7/27


Contract Development and Control 20 7-27-26

B. Legal Sufficiency:


Assistant County Attorney II

C. Other Department Review:

Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)



Attachment 1 - DK Arena



ATTACHMENT 2



Town of Mangonia Park
1755 East Tiffany Drive
Mangonia Park, Florida 33407
Town Manager's Office
(561) 848-1235

May 19, 2026

Mr. Jonathan B. Brown Palm Beach County
Deputy County Administrator
301 N. Olive Avenue
West Palm Beach, FL 33401

Dear Mr. Brown:

I wanted to take an opportunity to give you an update and to also make a request. As you may be aware, the old Palm Beach County Jai Alai property has been gaining much interest in the news lately as it appears that a buyer may be coming soon. Though I do not have a time-table and a specific developer that is emerging above the others, I can tell you that we receive numerous calls in our office on a weekly basis. Calls from real estate brokers and developers that are anxious to find out more about the property and what the town's vision is for the future development. We see potential that possibly this year ownership could change hands. Being that the property is listed as an "opportunity zone," it becomes even more attractive.

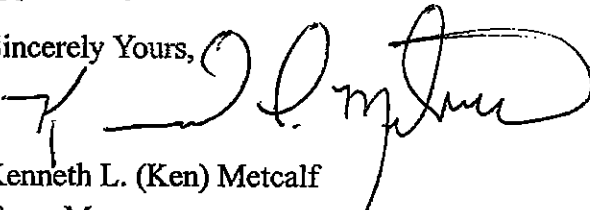
A request that I would like to make of you and the county is to consider a partnership with the town to help ease burden that the town currently has. The situation could hamper a potential sell and/or development of the site. You and I have had previous conversations concerning our aged infrastructure, in particularly water supply. Our ability to get an adequate amount of water to the site will be critical to a potential developer. This would be an issue that the town would have no other choice but to place some of the responsibility on the developer.

For many years the Town of Mangonia Park has had discussions related to a potential water inner-connect that will help the town's ability to supply more water. These conversations have become frequent and productive over the past two years as the likelihood of a sale of the Jai Alai property has become a reality.

I have asked our engineering firm to put together some preliminary dollar figures for this connection to the City of West Palm Beach. While he was looking at this, we also asked for him to evaluate a potential sewer connection with the city.

Attached you will find these figures for your review. Any consideration by the county would be greatly appreciated. I know from our conversations with each other that the county is also looking forward to seeing this property developed. Perhaps we could be partners in that endeavor. I would be very interested in your hearing thoughts on what could be our next steps forward to seeing the property sold and developed. Please feel free to reach out to me anytime. I appreciate your consideration.

Sincerely Yours,



Kenneth L. (Ken) Metcalf
Town Manager

ATTACHMENT 3

GA 85 Calvin, Giordano & Associates, Inc. A SAFEBUILD COMPANY		ENGINEER'S OPINION OF PROBABLE COST WORKSHEET	
		5/15/2026	
PROJECT TITLE		PROJECT LOCATION	
JAI ALAI PROPERTY REDEVELOPMENT - WATER AND WASTEWATER CONECTIONS (CONCEPTUAL)			
LOCATION			
Jai Alai Property, 1415 45th Street, Mangonia Park, Florida			
OWNER			
Town of Mangonia Park			
ESTIMATED BY	CA	CHECKED BY	NWK
APPROVED BY			
DESCRIPTION			
I. GENERAL ITEMS			
1.01	General Requirements	1	LS
1.02	Mobilization and Demobilization	1	LS
1.03	Testing, Survey and Record Drawings	1	LS
1.04	Maintenance of Traffic	1	LS
1.05	Stormwater Pollution Prevention	1	LS
1.06	Permutting and Miscellaneous Work Allowance	1	AL
		GENERAL ITEMS SUBTOTAL	
		\$1,211,187.50	
II. INFRASTRUCTURE WATER			
2.01	12" DIP Water Main	6,515	LF
2.02	10" DIP Water Main	305	LF
2.03	12" DIP Gate Valves	2	EA
2.04	10" DIP Gate Valves	4	EA
2.05	8" DIP Gate Valves	3	EA
2.06	12" DIP 90° Bends	3	EA
2.07	12" DIP 45° Bends	4	EA
2.08	12" DIP 22.5° Bends	3	EA
2.09	12" DIP 11.25° Bends	2	EA
2.10	12"x 12" DIP Tee	1	EA
2.11	12"x 10" DIP Tee	3	EA
2.12	12"x 8" DIP Tee	1	EA
2.13	10" x 8" Reducer	2	EA
2.14	10" x 10" Tapping Sleeve and 10" Tapping Valve	1	EA
2.15	8" x 8" Tapping Sleeve and 8" Tapping Valve	2	EA
2.16	12" DCDA/Meter Assembly	1	EA
2.17	8" DCDA/Meter Assembly	1	EA
2.18	Bacteriological Sampling Points	12	EA
2.19	20" x 12" Tapping Sleeve and 12" Tapping Valve (Connect to Existing West Palm Beach WM)	1	EA
2.20	Jack and Bore or DD Under 45th St. (10" HDPE in 15" Steel Casing)	100	LF
		INFRASTRUCTURE WATER SUBTOTAL	
		\$2,055,450.00	
III. INFRASTRUCTURE WASTEWATER			
3.01	Master Lift Station	1	EA
3.02	10" C900 PVC Sanitary Forcemain (Includes 1,500 LF to the Connection at 39th St. Per Simmons)	4,100	LF
3.03	8" C900 PVC Sanitary Forcemain (Reroute 8" FM at L.S. #1)	2,100	LF
3.04	10" DIP Gate Valve	5	EA
3.05	10" DIP 45° Bends	4	EA
3.06	10" DIP 11.25° Bends	1	EA
3.07	Jack and Bore or DD Under 45th St. (10" HDPE in 15" Steel Casing)	100	LF
3.08	16" x 10" Tapping Sleeve and 12" Tapping Valve (Connect to Existing West Palm Beach FM)	1	EA
		INFRASTRUCTURE WASTEWATER SUBTOTAL	
		\$1,865,175.00	
IV. ELECTRICAL			
5.01	Electrical and Instrumentation	1	LS
		ELECTRICAL SUBTOTAL	
		\$50,000.00	
		TRADES SUBTOTAL	
		\$3,970,625.00	
		GENERAL ITEMS SUBTOTAL	
		\$1,211,187.50	
		TOTAL CONSTRUCTION COST	
		\$5,181,812.50	
		1 ACCURACY RANGE	
		-30%	
		50%	
		\$7,772,718.75	

Notes:

1. This estimate was prepared in accordance with the Class 5 Cost Estimate Classification System as recommended by AACE International. An AACE Class 5 Cost Estimate has an expected accuracy range of -30% to +50%.

2. CGA has no control over costs of labor, materials, competitive bidding environments and procedures, unidentified field conditions, financial and/or market conditions, or other factors likely to affect the cost estimates of this project, all of which are and will unavoidably remain in a state of change, especially considering the high volatility of the market attributable to Acts of God and other market events beyond the control of the parties. The Client acknowledges that this is a "snapshot in time" and that the reliability of these cost estimates will inherently degrade over time.

Palm Beach County 2026 Multifamily Income Limits

Income Category	2026 Income Limit by Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
30%	\$ 27,000	\$ 30,850	\$ 34,700	\$ 38,550	\$ 41,650	\$ 44,750	\$ 47,800	\$ 50,900	\$ 53,970	\$ 57,054
40%	\$ 36,000	\$ 41,100	\$ 46,250	\$ 51,400	\$ 55,500	\$ 59,650	\$ 63,750	\$ 67,900	\$ 71,960	\$ 76,072
50%	\$ 45,000	\$ 51,400	\$ 57,850	\$ 64,250	\$ 69,400	\$ 74,550	\$ 79,700	\$ 84,850	\$ 89,950	\$ 95,090
60%	\$ 54,000	\$ 61,680	\$ 69,420	\$ 77,100	\$ 83,280	\$ 89,460	\$ 95,640	\$ 101,820	\$ 107,940	\$ 114,108
70%	\$ 63,000	\$ 71,950	\$ 81,000	\$ 89,950	\$ 97,150	\$ 104,350	\$ 111,600	\$ 118,800	\$ 125,930	\$ 133,126
80%	\$ 72,000	\$ 82,250	\$ 92,550	\$ 102,800	\$ 111,050	\$ 119,300	\$ 127,500	\$ 135,750	\$ 143,920	\$ 152,144
90%	\$ 81,000	\$ 92,520	\$ 104,130	\$ 115,650	\$ 124,920	\$ 134,190	\$ 143,460	\$ 152,730	\$ 161,910	\$ 171,162
100%	\$ 90,000	\$ 102,800	\$ 115,700	\$ 128,500	\$ 138,800	\$ 149,100	\$ 159,400	\$ 169,700	\$ 179,900	\$ 190,180
110%	\$ 99,000	\$ 113,080	\$ 127,270	\$ 141,350	\$ 152,680	\$ 164,010	\$ 175,340	\$ 186,670	\$ 197,890	\$ 209,198
120%	\$ 108,000	\$ 123,360	\$ 138,840	\$ 154,200	\$ 166,560	\$ 178,920	\$ 191,280	\$ 203,640	\$ 215,880	\$ 228,216
140%	\$ 126,000	\$ 143,920	\$ 161,980	\$ 179,900	\$ 194,320	\$ 208,740	\$ 223,160	\$ 237,580	\$ 251,860	\$ 266,252

2026 Median Income: \$107,600
Based on Florida Housing Finance Corporation *Multifamily Rental Programs and CWHIP Homeownership Program*
130% AMI limits imputed by Palm Beach County based on FHFC rent limits.