

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
1280 N. CONGRESS AVE., SUITE 215, WEST PALM BEACH, FL. 33409
MINUTES OF THE MONTHLY MEETING**

January 11, 2021

I. CALL TO ORDER (IN PERSON MEETING BROADCASTED ON ZOOM PLATFORM)

Mr. Daniels, the Board Chair, called the meeting to order at 5:09p.m. The roll was called by Ms. Bui.

Present: Ronald Daniels
Joanne Rufty
Ralph Lewis
Ruth Haggerty

Absent: Enol Gilles
Joseph Kirby
Yeraldi Benitez

Staff Present: Elizée Michel, Executive Director
Denise Pennell, Senior Planner
Carmen Geraine, Bookkeeper
Mai Bui, Administrative Assistant
Thomas J. Baird, Esq., General Counsel (Virtually Via Zoom)

Others Present: Dorritt Miller, Assistant County Administrator, Deputy George Gomez, Deputy Adam Robinson, Keith Jackson, PE, Engenuity Group, CRA Engineer (All Virtually Via Zoom)

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, or Substitutions

2. Adoption of Agenda

- It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the Agenda as amended. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the minutes of the December 14, 2020 meeting. Motion carried (4-0)

IV. PUBLIC COMMENT

- Nikki Sharp, a Westgate Resident expressed some concerns about trash in the community especially around the Chickamauga lake and detention ponds.
- PBSO Deputy Gomez gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.

V. DISCLOSURES

- No disclosures

VI. CONSENT AGENDA

1. Approval of COVID-19 Small Business Emergency Relief Forgivable Loan Program Application for Corcyd LLC, DBA Tint World

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve consent agenda. The motion passed unanimously (4-0)

VII. REGULAR AGENDA

1. Approval of Inter Local Agreement with Palm Beach County for the Construction of the Belvedere Heights Drainage Project

The agenda was presented by Mr. Michel. The County is in the process of constructing a project within the Belvedere Heights residential community to install water mains facilities in the area. To save time and money and to reduce interruption of traffic in the area, the County is willing to add the CRA led drainage project to their water main project to construct both projects at the same time.

The County shall be responsible for the bidding, contracting and supervision of the selected contractor for the completion of Phase 1 of the project. The CRA shall be responsible for the cost of all services related to the drainage, storm water management and swales improvement according the cost estimate provided in the agreement. The County will invoice the CRA during construction after each pay application submitted by the contractor. The CRA will have 7 days to review the pay applications and 30 days to pay the County.

The same Agreement can be used for Phase 2 if both parties agree to execute a Memorandum of Understanding where the CRA agrees to pay for its share of the Phase 2 of the Project.

The construction cost of the drainage portion for Phase 1 is currently estimated at \$1,187,667.00 for the base bid and a total of \$1,856,052.41 if the alternate is included. Phase 1 includes the following streets: Upland Road, Ardmore Road, Kenwood Road, Whitney Road, and Worthington Road.

Staff recommended that the Board authorizes the Chair to execute the agreement with the County for the construction of Phase 1 of the Belvedere Heights Drainage Project.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to execute the agreement with the County for the construction of Phase 1. The motion passed unanimously (4-0)

2. Approval of Inter Local Agreement with Palm Beach County for the development and Construction of the Belvedere Heights Streetlights and Sidewalks Project

The agenda was presented by Mr. Michel. The CRA has received a grant to install sidewalks and streetlights in the Belvedere Heights neighborhood. The grant is provided by the Florida Department of Transportation (FDOT) through the Palm Beach County Transportation Planning Agency. FDOT requires that the grant be administered by Palm Beach County which is the appropriate Local Agency Program (LAP) certified to implement FDOT projects.

The County has executed an Agreement with FDOT to implement the project.

The County reserves the right to modify the project for future improvement before the expiration of useful life of the project. In such case, the County expects the CRA to support reconfiguration and relocation of the project from the County's right-of-way; and reimburse the County if the County is required to repay or return any funds expended for the project.

The County agrees to design and construct streetlights, sidewalks and sodding on Upland Road, Kenwood Road, Whitney Road, and Worthington Road per the approved design section in the grant application.

The County agrees to enter into a LAP Agreement with FDOT. The County agrees to hire design consultant to produce plans, acquire necessary permits, and prepare required LAP documentation for FDOT.

The County will prepare bid documents and contract for construction of the Project, including overseeing the bidding process, and contract finalization. The County will hire Construction Engineering and Inspection (CEI) or use in-house staff to administer

contract for construction of the Project as required by LAP. This includes engineering coordination.

The CRA is responsible to forward all grant requirements and conditions received from FDOT to the County, forward all background information received for the project to the County, provide specific guidance and information regarding the project scope, perform all public coordination and address all public information request regarding the project.

The CRA is responsible to provide funding for the project before a contractor is selected. The CRA shall be responsible to pay for all costs associated with the projects.

The CRA will also be responsible to maintain the project after it is completed.

Staff recommended that the Board approves the Board Chair to execute the Agreement with the County for the completion of the Belvedere Heights streetlights and sidewalks project.

Ms. Haggerty asked if this project was brought up before.

Mr. Michel addressed this project was brought up as an MOU, but the County decided to put it in the form of an agreement.

Board members discussed the terms of the Agreement. They wanted to know why is the County asking the CRA to pay back FDOT if the County decides to modify the constructed project in the future. Staff explains that the County include this clause to give them more flexibility to make modification to the Right of way in the future if it is necessary. Staff didn't think that is likely to happen.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to execute the agreement with the County for the completion of the Belvedere Heights streetlights and sidewalks project. The motion passed unanimously (4-0)

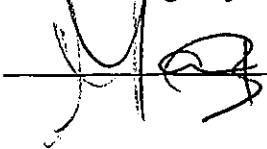
VIII. STAFF REPORTS

Mr. Michel reported to the Board that the Mi Pais Express project is moving along and will hopefully be completed soon.

Mr. Baird reported that his firm is working on the Danza Group agreement. He indicated that the Group might have an issue with the reverter clause. They think it will make it difficult for them to obtain financing. He said that staff will bring back the agreement to the Board at the next meeting for approval.

IX. AJOURNMENT

**It was moved by Ms. Rufty and seconded by Ms. Haggerty to adjourn the meeting.
The meeting adjourned at 5:45 p.m.**



_____ Administrative Assistant, Westgate CRA
Mai Bui