

RESOLUTION NO. R-2020-1398

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
PALM BEACH COUNTY, FLORIDA, APPROVING THE
WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT
AGENCY'S (CRA) FISCAL YEAR 2021 BUDGET FOR ITS
REDEVELOPMENT TRUST (OPERATING) FUND AND CAPITAL
IMPROVEMENT FUND**

WHEREAS, Section 163.387, Florida Statutes (1989) of the Community Redevelopment Act of 1969 mandates the establishment and funding of a redevelopment trust fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and,

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida approved Ordinance 89-11, on June 30, 1989, providing for the creation and funding of the Redevelopment Trust Fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and

WHEREAS, the Board of County Commissioners of Palm Beach County adopted Resolution 92-1370 relating to the approval of the Westgate/Belvedere Homes Community Redevelopment Agency Bond Issue; and

WHEREAS, Palm Beach County is required to approve the Westgate/Belvedere Homes Community Redevelopment Agency Budget; and

WHEREAS, it is necessary for the Westgate/Belvedere Homes Community Redevelopment Agency to adopt its Redevelopment Trust Fund and Capital Improvement Fund budget and to obtain the approval of such from the Palm Beach County Board of County Commissioners; and

WHEREAS, the Westgate/Belvedere Homes Community Redevelopment Agency approved its proposed FY 2021 Redevelopment Trust Fund and Capital Improvement Fund budget on August 10, 2020;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

1. The Board of County Commissioners of Palm Beach County, Florida approves the Westgate/Belvedere Homes Community Redevelopment Agency's proposed FY 2021 Redevelopment Trust Fund and Capital Improvement Fund budget as attached hereto as Attachment 3.

2. This Resolution shall take effect immediately upon passage.

The foregoing Resolution was offered by Commissioner Weinroth who moved for its adoption. The motion was seconded by Commissioner Bernard and upon being put to a vote, the vote was as follow:

Dave Kerner, Mayor	<u>Aye</u>
Robert S. Weinroth, Vice Mayor	<u>Aye</u>
Commissioner Hal R. Valeche	<u>Aye</u>
Commissioner Gregg K. Weiss	<u>Aye</u>
Commissioner Mary Lou Berger	<u>Absent</u>
Commissioner Melissa McKinlay	<u>Aye</u>
Commissioner Mack Bernard	<u>Aye</u>

The Mayor there upon declared the resolution duly passed and adopted this 15th day of September, 2020.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: [Signature]
County Attorney

ATTEST
SHARON R. BOCK, CLERK
& COMPTROLLER

By: [Signature]
Deputy Clerk



PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

6A-1
RW/ MCB 60
MB obs
R-2020-1398

Meeting Date: September 15, 2020 ☐ Consent ☒ Regular
☐ Workshop ☐ Public Hearing

Submitted By: Westgate/Belvedere Homes Community Redevelopment Agency

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a Resolution of the Board of County Commissioners of Palm Beach County, Florida approving the Westgate/Belvedere Homes Community Redevelopment Agency's (CRA) Fiscal Year 2021 Budget for its Redevelopment Trust Fund and Capital Improvements Fund.

Summary: The Budget is comprised of two (2) components; (a) The Redevelopment Trust Fund, in the amount of \$3,803,786, representing the CRA's Annual Tax Increment Financing (TIF) and balance brought forward from previous years and (b) The Capital Improvement Fund, in the amount of \$2,051,000, representing balances of reimbursable grants awarded to the CRA by County, State, and Federal governments for construction activities. The Tax Increment Financing revenues will be used for obligations to Florida Power & Light for street lighting, CRA operations and other projects. The 2021 Budget increased by nine percent (9%) due to a preliminary estimated increase in TIF. Districts 2 and 7 (RB)

Background and Policy Issues: Redevelopment Trust Fund: The FY 2021 Budget include \$2,737,786 in anticipated TIF revenues. The budget contains salary and benefits for five (5) staff persons. The budget also includes funding for streetlights, property management, board and staff development, consultants, site development assistance program, COVID-19 small business assistance, special events, tenant buildout assistance, rental assistance and other neighborhood improvement programs.

Capital Improvement Fund: The FY 2021 Budget includes grants and balances of grants carried forward from prior years. Grants from Palm Beach County Transportation Planning Agency are not reflected in this budget as these grants are administered by the County's Engineering Department on behalf of the CRA.

Attachments:

- 1) Resolution of the Palm Beach County Board of County Commissioners approving the Westgate/Belvedere Homes CRA Fiscal Year 2021 Budget
- 2) Resolution of the Westgate/Belvedere Homes CRA approving the Fiscal Year 2021 Budget
- 3) Westgate/Belvedere Homes CRA FY 2021 Budget

Recommended by: Elizée Michel 8-26-2020
Executive Director Date

Approved by: Dorinda M. Smith 9/2/2020
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	2,737,786				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included In Current Budget? Yes ☒ No ☐
 Does this item include the use of federal funds? Yes ☐ No ☒

Budget Account No.:

Fund 0001 Unit 742 Org 7246 Object 8101
 Fund 1300 Unit 742 Org 7246 Object 8101

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

Ad Valorem funding is from the General Fund in the estimated amount of \$1,588,757
 and Fire Rescue MSTU in the estimated amount of \$1,149,029

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS**A. OFMB Fiscal and/or Contract Development and Control Comments:**

Rafaela Baura 8/27/2020
 OFMB 8/27

Mr. J. J. J. J. 8/28/2020
 Contract Development and Control 8-28-2020

B. Legal Sufficiency:

St. Paul 9/2/2020
 Senior Assistant County Attorney

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment

RESOLUTION NO. 2020-1

**A RESOLUTION OF THE WESTGATE/BELVEDERE HOMES COMMUNITY
REDEVELOPMENT AGENCY APPROVING ITS BUDGET FOR FISCAL
YEAR 2021 ALL FUNDS**

WHEREAS, Section 163.387, Florida Statutes (1989) of the Community Redevelopment Act of 1969 mandates the establishment and funding of the redevelopment trust fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and,

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida approved Ordinance 89-11 on June 30, 1989, providing for the creation and funding the Redevelopment Trust Fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and,


WHEREAS, the Westgate/Belvedere Homes Community Redevelopment Agency considered the proposed FY 2021 Budget at its August 10, 2020, public meeting, and voted in favor of requesting approval by the Board of County Commissioners of Palm Beach County, Florida

**NOW, THEREFORE, BE IT RESOLVED BY WESTGATE/BELVEDERE HOMES
COMMUNITY REDEVELOPMENT AGENCY THAT:**

1. The Westgate/Belvedere Homes Community Redevelopment Agency, hereby, recommends to the Board of County Commissioners of Palm Beach County, Florida that the proposed Budget for Fiscal Year 2021 be approved.
2. The Chair and designated Board members of the Westgate/Belvedere Homes Community Redevelopment Agency are hereby authorized and directed to advise the Palm Beach County Board of County Commissioners of this recommendation and the adoption of this Resolution.
3. This Resolution shall take effect immediately upon adoption.

APPROVED by the Westgate/Belvedere Homes Community Redevelopment Agency
this 10th Day of August, 2020.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


Thomas J. Baird, Attorney

WESTGATE/BELVEDERE HOMES
COMMUNITY REDEVELOPMENT AGENCY


Ronald L. Daniels, Board Chair

REDEVELOPMENT TRUST FUND

	APPROVED BUDGET FY2020	PROPOSED BUDGET FY2021	INCREASE/ (DECREASE)
REVENUE:			
Balance Brought Forward	900,000	1,000,000	100,000
Ad Valorem Taxes (TIF)	2,471,187	2,737,786	266,599
Rental Income	58,000	65,000	7,000
Interest	1,000	1,000	0
TOTAL REVENUE	3,430,187	3,803,786	373,599
EXPENSES:			
Employee Expenditures:			
Salaries & Wages	374,300	385,530	11,230
Retirement	33,659	34,670	1,011
Insurance - Health/Dental	74,000	74,000	0
Payroll Taxes	29,090	30,000	910
Total Payroll Expenditures	511,049	524,200	13,151
Professional Expenditures			
Eng. & Const. Coordination	200,000	200,000	0
Technical Assistance	350,000	350,000	0
Audit Fees	20,000	20,000	0
Legal Fees	50,000	50,000	0
Total Professional Expenditure	620,000	620,000	0
Other Expenditures			
Government Fees & Services	300	300	0
Insurance/Property/Liability	25,000	25,000	0
Landscape & Prop. Maintenance	140,000	140,000	0
Property Management	30,000	30,000	0
Streetlights/Utilities	65,000	65,000	0
Office Rent/Utilities	70,000	70,000	0
Advertising	10,000	10,000	0
Community Garden	100,000	100,000	0
Community Activities	100,000	100,000	0
PR & Marketing	60,000	60,000	0
Mortgage Payments	19,500	0	-19,500
Bank Fees & Charges	2,200	2,200	0
Neighborhood Preserv. Grant	80,000	60,000	-20,000
COVID-19 SBA Program	0	100,000	100,000
Tenant Buildout Asst.	100,000	100,000	0
Rent Asst. program	100,000	100,000	0
Site Develop. Asst. Program	225,000	225,000	0
Commun /Mailouts	5,500	6,500	1,000
Dues & Subscriptions	2,500	2,500	0
Housing & Economic Devel.	382,500	350,000	-32,500
Staff & Board Development	15,000	15,000	0
Office Equipment/Supplies	20,000	20,000	0
Miscellaneous	16,638	18,086	1,448
Transfer to Capital Improv.	730,000	1,060,000	330,000
Total Other Expenditures	2,299,138	2,659,586	360,448
Total Expenditures	3,430,187	3,803,786	373,599

CAPITAL IMPROVEMENT FUND

	APPROVED FY2020	PROPOSED FY2021	INCREASE/ DECREASE
REVENUES:			
Balance Brought Forward	357,000	600,000	243,000
Solid Waste Authority	100,000	91,000	-9,000
Transferred from Trust Fund	550,000	1,060,000	510,000
CDBG Grant	232,000	300,000	68,000
Total Revenue	1,239,000	2,051,000	812,000
EXPENDITURES:			
Construction Projects			
Property Acquisition	147,000	600,000	453,000
BH Streetlights and Sidewalks	300,000	1,320,000	1,020,000
Dog Park	192,000	131,000	-61,000
Neighborhood Park	600,000	0	-600,000
Total Expenditures	1,239,000	2,051,000	812,000