

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

September 11, 2023

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:17p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Teliska Wolliston
Ruth Haggerty

Absent: Enol Gilles
Ralph Lewis
Joseph Kirby

Staff Present: Elizée Michel, Executive Director
Denise Pennell, Senior Planner
Carmen Geraine, Bookkeeper
Mai Bui, Redevelopment Specialist/Administrative Assistant
Thomas J. Baird, Esq., General Counsel

Absent:

Others Present: Deputy Gomez (Virtually Via Zoom).
Dorritt Miller attended in person

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda

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 August 14, 2023 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- PBSO Deputy Gomez and Deputy Robinson 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

- No Consent Agenda

VII. REGULAR AGENDA

1. Approval of Proposal from BG Group to Demolish 1304 Seminole Blvd.

Mr. Michel presented the item to the Board.

The CRA has received a bid proposal from the BG Group to demolish 1304 Seminole Blvd. The CRA purchased 1304 Seminole Blvd. through foreclosure in 2011 to assemble land for redeveloping the Westgate Avenue Corridor. The property is dilapidated as it has not been occupied since it was purchased. The property is a three-bedroom one-bath single family home built in 1961. It is not worth repairing since single family residence is no longer the best use in this sub-area. In March 2023, the CRA received a grant from the Solid Waste Authority in the amount of \$40,122 from their Blighted and Distressed Property Clean-Up Grant to demolish the building and beautify the site.

Last month, the CRA office issued a Request for Proposal for the demolition. BG Group proposed to complete the demolition for \$57,460.00. The Group will be responsible to confirm that all utilities have been removed, obtain permit, demolish and dispose of the one-story building including canopies, slabs and foundations, remove and dispose of the concrete sidewalk, concrete slab and concrete pavement, abandon septic system if any, and provide water supply to control dust and fire to complete the work. The SWA grant will pay for a portion of the total cost.

Staff are asking the Board to approve the proposal and authorize the Board Chair to execute an agreement with the BG Group to demolish 1304 Seminole Blvd for \$57,460.00

Ms. Haggerty enquired about the septic tank if we should include it in the price or bring the item back.

Mr. Michel responded that the price to completely remove the septic system can be included in the contract.

Ms. Haggerty also asked who is responsible for the permit.

Mr. Michel responded that BG Group will pull the permit, but the CRA will pay the permit fee as an additional cost.

Mr. Daniels suggested that there should be an asbestos survey done by a different contractor.

Mr. Michel agreed to order a new asbestos survey for the property.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize Board Chair to execute an agreement with the BG Group to demolish 1304 Seminole Blvd for \$57,460.00. Motion passed unanimously (4-0).

2. Approval of Proposal with Limited Editions Landscaping and Tree Trimming, LLC to Remove Trees and Vegetation from 1304 Seminole Blvd

Mr. Michel presented the item.

The 1304 Seminole site has a lot of mature nonnative trees that need to be removed. The CRA received a proposal to remove and dispose of the trees from Limited Editions Landscaping and Tree Trimming, LLC for \$22,000.00.

Limited will remove all overgrown vegetation and trees around the entire property and install sod after the building is demolished and all trees are cleared.

Mr. Daniels suggested that we should not remove all the trees.

Staff agreed to revisit the site and see which trees the CRA should keep.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to authorize the Board Chair to execute an agreement with Limited Editions Landscaping and Tree Trimming, LLC for clearing trees and install sods at 1304 Seminole Blvd. for a total amount of \$22,000.00. Motion passed unanimously (4-0)

3. Authorization to Provide Funding to Palm Beach County Engineering Department for Westgate Avenue Streetscape

Mr. Michel presented the item.

The Westgate Avenue Streetscape project is ready to go to construction. The design was completed in 2021. In 2022, The CRA took a construction loan from Truist Bank. The Palm Beach County Engineering Department did an RFP for the project in 2023. FDOT has approved the bid. Now, the construction can begin. The total construction cost is estimated at \$9,355,620.34 by the Palm Beach County Engineering Department as follows,

\$7,658,620.34	Construction Contract
\$ 15,000.00	Testing Lab
\$1,532,000.00	Contingency
\$ 150,000.00	Staff Costs
\$9,355,620.34	Grand Total

The \$11 million borrowed from the bank was not enough to cover the total construction cost of the Westgate Avenue since we have already spent almost \$4 million of the loan proceeds to pay for Belvedere Heights Drainage Phase 2, Seminole Blvd. streetscape construction, and Cherry Road Design.

In the other projects, the County had requested that the CRA pay the total cost, including the amount that will reimburse by FDOT, before the construction contract is executed; however, the County Administration and the Engineering Department understood the need and has agreed to deduct from the total amount the \$3,227,034 million that FDOT will reimburse at the end of the project. The Engineering Department is only requesting \$6,128,586.34 from the CRA to award the construction contract.

At the end of the project, the CRA may receive some money back or pay extra depending on how much money FDOT reimburses to the County and on how much of the contingency amount is actually used.

Staff are asking the Board to authorize the payment of \$6,128,586.34 to the Palm Beach County Engineering Department for the construction of the Westgate Avenue Streetscape.

It was moved by Ms. Rufty and seconded by Ms. Haggerty for staff to authorize the payment of \$6,128,586.34 to the Palm Beach County Engineering Department for the construction of the Westgate Avenue Streetscape. Motion passed unanimously (4-0).

VIII. STAFF REPORTS

On September 7, 2023 Landmark Development had a ground breaking ceremony for Autumn Ridge Apartments.

BOO at the Park, is scheduled for Friday October 13th.

Dorrit Miller, Assistant County Administrator attended her last WCRA Board Meeting. Ms. Miller is retiring on October 13, 2023. She addressed the Board and expressed the joy she experienced working with the CRA. She complimented the CRA on their accomplishments and wished the agency continuing success. Ms. Miller has helped the WCRA with a lot of projects during her tenure. She helped negotiate the 2022 \$11,000,000 revenue note and the financing of the Westgate Avenue lane repurposing project.

IX. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adjourn the meeting. The meeting was adjourned at 5:50 p.m.

Mai Bui Administrative Assistant, Westgate CRA