

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

February 13, 2024

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:20p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Ruffy
Teliska Wolliston
Joseph Kirby

Absent: Enol Gilles
Ruth Haggerty

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

Absent: Carmen Geraine, Bookkeeper

Others Present: Chuck Lesnick, attended on zoom.

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Deletions, Substitutions to Agenda

2. Adoption of Agenda

- It was moved by Ms. Ruffy and seconded by Ms. Wolliston to adopt the agenda as amended. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Ruffy and seconded by Mr. Kirby to adopt the January 8, 2024 minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- No Public Comments

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Approval of Funding for the Construction Engineering and Inspection (CEI) of the Cherry Road Transportation Planning Agency Funded Project

Mr. Michel presented the item to the Board.

At the January 8 meeting the Board approved an Interlocal Agreement with Palm Beach County Engineering Department for the construction of the Cherry Road streetscape. The Department has recently selected a CEI consultant for the work. The Services will be provided by BCC Engineering LLC, HBC Engineering, and Radise International L.C. The total cost is \$213,800 (consultant fee: \$180,726; Contingency: \$18,074; Staff costs: 15,000).

A construction contractor has not been selected for the project.

The Cherry Road project proposes the following: a new sidewalk on the north side of Cherry Road, from Military Trail to Quail Drive, a new sidewalk on the south side of Cherry Road from Quail Drive to County Club Road, a new pedestrian lighting on both sides of Cherry Road, at least one high visibility crosswalk, new street trees where allowable, and milling and resurfacing of Cherry Road from Military Trail to Quail Drive.

The CRA has already paid for the design of the project. The costs of design and CEI will not be reimbursed by the grant. The CRA will need to provide construction funds as soon as a contractor is selected for the project.

Staff are asking the Board to authorize a payment of \$213,800 for construction, engineering, and inspection of the construction of the Cherry Road TPA streetscape.

It was moved by Ms. Rufty and seconded by Mr. Kirby to authorize a payment of \$213,800 for construction, engineering, and inspection of the construction of the Cherry Road TPA streetscape. Motion passed unanimously (4-0)

2. Extension of the Danza Group Option Agreement

Mr. Michel presented the item to the Board.

The CRA Board executed an Agreement with the Danza Group on February 24, 2021. The Agreement provided that the Group had one year from the date of the execution of the Agreement to exercise the option to acquire the properties from the CRA. This Option Period expired on February 24, 2022. It was extended for another year to February 24, 2023. The Agreement was extended two times after February 2023. The last extension was on August 14, 2023, for another six months. That last extension will be expired on February 14, 2024. The Danza Group is seeking another extension to complete the entitlement process. Before executing the option agreement, the Danza Group needs to demonstrate to the reasonable satisfaction of the WCRA, first, that the Group has cash on hand sufficient to acquire and redevelop the property substantially as set forth in the Agreement and second, that the Group has obtained from Palm Beach County and other applicable land development regulators approvals which allows Danza to develop the project detailed in the Option Agreement.

The Danza Group resubmitted a modified plan to the Palm Beach County Zoning Division at the end of 2023. There seems to be a path for the approval of the proposed development. The Group has received a few comments and is resubmitting the application soon to respond to the comments. They believe the application will be approved in less than six months.

Staff are asking the Board to approve a six-month extension for the Danza Group Option Agreement.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to approve a six-month extension for the Danza Group Option Agreement. Motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel and Ms. Pennell updated the Board on the Westgate Terrace, the Kennel Club relocation, Westgate Avenue, and Seminole Boulevard. Streetlights for the Westgate Estate area are still in the works.

Rooney Run 5K will be on March 30, 2024.

Food Distribution is held at the American Legion Post 141 every second Tuesday of every month.

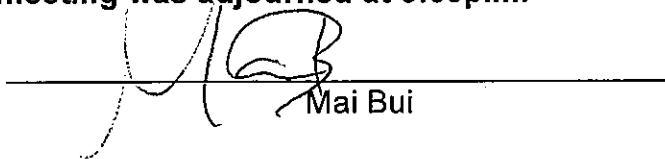
Celebrate Westgate Festival will be on April 13, 2024, at the Westgate Parks and Recreation

IX. BOARD MEMBER COMMENTS

No Board Member Comments. Happy Birthday Mr. Kirby!

X. AJOURNMENT

It was moved by Ms. Ruffy and seconded by Mr. Kirby to adjourn the meeting. The meeting was adjourned at 5:30p.m.



Mai Bui Administrative Assistant, Westgate CRA