

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

**May 13, 2024**

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:10 p.m. The roll was called by Ms. Bui.

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

**Absent:** Enol Gilles  
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:** David London

**Zoom Attendees:**

**II. AGENDA APPROVAL**

**1. Additions, Deletions, Substitutions to Agenda**

- No 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. Ruffy to adopt the March 11, 2024 minutes. Motion carried (4-0)

**IV. PUBLIC COMMENT**

- No Public Comment

**V. DISCLOSURES**

- No Disclosures

**VI. CONSENT AGENDA**

- No Consent Agenda

**VII. REGULAR AGENDA**

**1. Approval of FPL Proposal to Upgrade Infrastructure for the Seminole Blvd Streetscape.**

Mr. Michel introduced the item to the Board.

Palm Beach County Engineering is working with FPL and Rosso Construction to complete the Seminole Blvd. and the Westgate Avenue Streetscapes. FPL needs to upgrade the transformer before they can authorize the installation of the meter for the streetlights. It is estimated that the work will cost \$10,000.00. There are contingency funds in the Palm Beach County agreement to cover the cost, but it will take longer for the County to process a Change Order and have it approved by FDOT. However, it has been determined that if the CRA pays FPL directly, a three-month delay can be avoided.

Staff are asking the Board to authorize a payment of \$10,000 to FPL to complete the work.

**Board members commented that just word it FPL for whatever the price for the transformer, for we do not have to come back if the amount is higher or lower.**

**It was moved by Ms. Haggerty and seconded by Ms. Ruffy to cover the cost of the transformer. Motion passed unanimously (4-0)**

**The regular meeting was suspended at 5:30p.m. to conduct Board nominations. Ms. Haggerty nominated Ms. Heather Woods to fill Seat #3. No other nominations were offered. Ms. Haggerty nominated Mr. Ronald Daniels for Seat #6. No other nominations were offered. Nominations will be sent to the Board of County Commissioners for their consideration.**

#### **VIII. STAFF REPORTS**

Mr. Michel and Ms. Pennell updated the Board on Westgate Terrace. The project has received its Zoning certification. The developers have also received a \$3 million grant from surplus funds from the Department of Housing and Economic Development (DHED). The funds will be used to assist with construction cost.

Frisbie Group is moving forward. They are focusing on phase one and phase two.

MacDonald Industrial Development is "Now" leasing.

WCRA received \$1,040 from the 17<sup>th</sup> Annual Rooney 5K Run.

Rodriguez Charities donated \$5,000 to WCRA.

17<sup>th</sup> Annual Celebrate Westgate had a great turnout with about 2,000 attendees.

Westgate CRA is celebrating its 35<sup>th</sup> Anniversary.

#### **IX. BOARD MEMBER COMMENTS**

- **Mr. Baird updated the Board about the Danza Group project. He mentioned that several items need to be in place before the CRA can transfer the properties to the Danza Group. They need to provide proof that they have cash on hand, an executed construction loan commitment for \$11 million, zoning approval from PBC, and executed copies by both parties of all the option agreement extensions.**

#### **X. AJOURNMENT**

**It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 5:34p.m.**



Mai Bui

Administrative Assistant, Westgate CRA