

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

June 10, 2024

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:15 p.m. The roll was called by Ms. Bui.

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

Absent: Enol Gilles

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: Carol Verdigi, Alan Mentser, Michael Gauger, Rick Reikenis

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 (5-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt the May 13, 2024 minutes. Motion carried (5-0)

IV. PUBLIC COMMENT

- Mr. Michael Gauger is a candidate for Sheriff. Mr. Gauger appeared before the Board to introduce himself and provide an overview of his experience and qualifications.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Approval of FPL Proposal to Upgrade Infrastructure for the Westgate Avenue Streetscape.

Mr. Michel introduced the item to the Board.

Last month, the Board authorized a similar payment for Seminole Boulevard. This request is for Westgate Avenue for a similar item. Staff is working with Palm Beach County Engineering and Rosso Construction to complete 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 \$20,000.00. 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, delays can be avoided.

Staff are asking the Board to authorize a payment of \$20,000 to FPL to complete the work.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to authorize a payment of \$20,000 to FPL to complete the work. Motion passed unanimously (5-0)

2. Election of Board Chair and Vice-Chair

Mr. Michel introduced the item to the Board.

In accordance with the CRA By-Laws, Chair and Vice-Chair are elected for a period of one year. Election for the Board Chair and Vice-Chair should be held every year and the result forwarded to the Palm Beach County Board of County Commissioners for formal approval.

It was moved by Ms. Haggerty and seconded by Mr. Kirby to elect Mr. Daniels as Board Chair and Ms. Rufty as Vice-Chair. The motion passed unanimously (5-0)

3. Approval to Proposal with Reikenis & Associates, LLC for Valuation of Credits for Compensating Flood Plain Storage

Mr. Michel and Mr. Rick Reikenis introduced the item to the Board.

The CRA has requested a proposal from Reikenis & Associates, LLC to evaluate the compensating flood plain storage credits. The CRA had secured 23.67-acre feet of excess basin storage from the South Florida Water Management District. All the approved credits were allocated to three projects on Congress Avenue. Staff are still working with SFWMD to secure additional credits. Allocating storage credits to new development minimizes the developer's cost and maximizes the development potential. This proposal is simply to find out how much an acre-foot of storage would cost if it were to be built today. The estimate will help put a price on the CRA's storage credit contribution to the projects and provide a basis for the development of additional compensating storage to sell or give to future projects. The firm is proposing to do the work for a lump sum of \$12,500.

Staff are asking the Board to approve the proposal and enter into an agreement with Reikenis & Associates, LLC for the valuation of credits for compensating flood plain storage for a lump sum amount of \$12,500.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the proposal and enter into an agreement with Reikenis & Associates, LLC for the valuation of credits for compensating flood plain storage for a lump sum amount of \$12,500. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

Mr. Michel and Ms. Pennell updated the Board on TPA projects.

Frisbie Group is moving forward. They are ready to submit.

Summer Fun at the Park is on June 14, 2024.

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

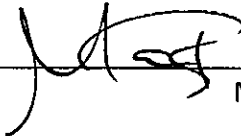
IX ATTORNEY'S REPORTS

- **Mr. Baird updated the Board about the Danza Group project. He mentioned that several items are still missing before his firm can proceed with closing.**

X. BOARD MEMBER COMMENTS

XI. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Wolliston to adjourn the meeting. The meeting was adjourned at 5:47p.m.


_____ Administrative Assistant, Westgate CRA
Mai Bui