

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

November 4, 2024

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:08 p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
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: Jake Leone
Alex Halliway
Philip Trapani
Nick Kelly

Zoom Attendees: Jordan Mack
Leticia Sabio

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Addition to Agenda – Agenda Item #2 – Authorization of Replacing Aerators for the Dennis Koehler Preserve.

2. Adoption of Agenda

- It was moved by Ms. Ruffy 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 September 9, 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. Consideration of Tax Increment Financing Rebate Request for Terra/Frisbie Group Palm Beach Kennel Club New Development

Mr. Michel presented the item to the Board.

Terra and the Frisbie Group proposed to redevelop 42 acres of the 47 acre-Palm Beach Kennel Club property at 1111 Congress Avenue at the corner of Congress and Belvedere Road into a mixed-income mixed-use development divided into three phases. The proposed name is Westgate Gardens.

The first phase will be on 16 acres at the northern end of the 42-acre site. It will consist of 400 multifamily housing units spread out in several three-story apartment buildings. The design will follow traditional garden style apartments where each building will face green space, garden space, or landscaping allowing residents to access easily the proposed green areas. Parking will be arranged on the perimeter of the site. It has not been determined whether there will be

enough land to provide the required surface parking spaces since the gardens will take up a lot of land.

The development is required to provide 20% of the units at workforce housing rents to meet the CRA's zoning overlay Density Bonus Pool requirements. The developers believe that because of the high land acquisition cost, construction cost, and financing cost, the development will not be successful without financial contributions from the CRA. They posit that the workforce housing units may not generate enough revenues to produce the cash flow necessary to address debt and return on investment. To make the project feasible, the developers are requesting, among other incentives, a tax abatement or a tax rebate of a portion of the TIF that the project will pay to the CRA.

It is estimated that Phase 1 will generate \$677,677 in taxes in the first year (2028) and about \$1,039,249 the year after (2029) when the project is stabilized.

The Current Westgate CRA and Palm Beach County code requires a developer participating in the Density Bonus Pool to provide 20% of the total units to workforce housing residents. The code specifies that 10% must be rented to households who make 60 – 80% of the Median Income and the other 10% to families who make 80 - 100% of the area median income. The low-income and the moderate 1 categories are the two lowest of the Workforce Housing Program. Families in those categories have lower income and qualify for lower rents.

The 20% Workforce Housing set aside will be rented at below market rent which will create a gap in the revenues needed to keep the development feasible. In 2029, the first projected stabilized year of the project, the TIF is projected to be \$1,039,249 and the gap \$690,245. The request is for the CRA to give back \$690,245 to the development and retain \$349,004 for that year. The following years will follow a similar contribution pattern. In percentage, the CRA will keep 33.6% and give back 66.4% of the TIF generated by the development.

TIF incentives are included in the CRA Redevelopment Plan. Contributions to affordable housing development are also included in F.S. 163, the statute that governs community redevelopment agencies. It is a mechanism used by many Palm Beach County CRAs like West Palm Beach, Delray Beach, and Boynton Beach to mitigate the shortage of affordable housing.

The requested amount needs to be negotiated further. The request is for twenty years or until the CRA sunsets; however, Palm Beach County Board of County Commissioners must approve the amount and the terms. Furthermore, resolutions and interlocal and developer agreements will have to be created to solidify the terms of the contribution. Also, the project proforma will be analyzed to justify the financial gap.

This item is brought to the CRA Board to seek authorization to 1) study and negotiate the feasibility of a TIF abatement or rebate for the proposed Westgate Gardens and 2) discuss the

request with Palm Beach County administrators. All findings and recommendations will be brought to the Board later for final approval.

Staff is asking the Board to authorize staff to study, negotiate, and discuss with PBC administration a TIF abatement/rebate for the proposed Westgate Gardens.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize staff to study, negotiate, and discuss with PBC administration a TIF abatement/rebate for the proposed Westgate Gardens. The motion passed unanimously (4-0)

2. Authorization of Replacing Aerators for the Dennis Koehler Preserve.

Mr. Michel presented the item to the Board.

Future Horizons quotes \$19,951.13 for Loyalty Replacement Units for Westgate CRA using existing panels and cables (with a new 5-year warranty).

Staff is asking the Board to authorize staff to replace Aerator for the cost of \$19,951.13.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston to authorize staff to replace the Aerator for the cost of \$19,951.13. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel updated the Board on Westgate Avenue projects.

WCRA will have an intern starting on November 4, 2024.

WCRA Staff went to FRA Conference in October located in Tampa.

Food Distribution is on November 12, 2024.

Hoops for Turkey is on November 14, 2024.

Turkey giveaway will be held at Westgate Community Garden on November 20, 2024.

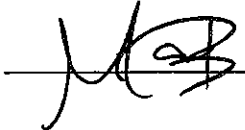
IX ATTORNEY'S REPORTS

Mr. Baird reported an update on the Danza Group.

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 6:03p.m.



_____ Administrative Assistant, Westgate CRA
Mai Bui