

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

Monday July 14, 2025 Board Meeting

1280 N. Congress Ave. Suite 215

West Palm Beach FL 33409

**NOTE: Agenda Summary (Pages 3-7)
Staff Report (Pages 8 - 14)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
 - 1. Additions, Deletions, and Substitutions to the Agenda**
 - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH June 9, 2025 CRA MINUTES (Pages 15 - 18)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- Vi. CONSENT AGENDA**
- VII. REGULAR AGENDA**
 - 1. Approval of Economic Incentive Term Sheet for Westgate Gardens LLC (Pages 19 - 31).**
 - 2. Approval of Work Assignment for Engenuity Group for Engineering & Surveying Services for N. Florida Mango Rd. Feasibility Study (Pages 32 - 37)**
 - 3. Approval of Work Assignment for Engenuity Group for Engineering & Surveying Services for Culverting the L2-B Canal from Congress Ave. to Australian Ave. (Pages 38 - 43).**
 - 4. Approval of Work Assignment for Engenuity Group for Engineering & Surveying Services for Donnell Rd. (Pages 44– 49)**

5. Consideration of FY 2025-2026 Budget (Pages 50 - 54)

VIII. REPORTS

- A. Staff Reports and Correspondence (Pages -)**
- B. Attorney's Report**
- C. Committee Reports and Board Comments**

- 1. Administrative/Finance –**
- 2. Capital Improvements – Chair, Mr. Daniels**
- 3. Land Use –**
- 4. Real Estate – Chair,**
- 5. Marketing –**
- 6. Community Affairs –**
- 7. Special Events – Chair, Ms. Ruffy**

IX. ADJOURNMENT

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE BOARD WILL BE BARRED FROM FURTHER AUDIENCE BEFORE THE BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD AS GRANTED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ON JUNE 7, 1994, THE BOARD OF COUNTY COMMISSIONERS APPROVED RESOLUTION NO. 94-693, KNOWN AS THE CODE OF ETHICS. UNDER SECTION 11, IT IS REQUIRED THAT PAID AND UNPAID LOBBYISTS REGISTER. PLEASE REFER TO SECTIONS 11.01 AND 11.02 IN THE CODE OF ETHICS FOR REGISTRATION SPECIFICS. FOR YOUR USE, REGISTRATION FORMS ARE AVAILABLE FROM THE CRA'S ADMINISTRATIVE ASSISTANT.

AGENDA ITEMS
Westgate/Belvedere Homes CRA Board Meeting
In Person and Via Zoom
July 14, 2025

REGULAR AGENDA

1. Approval of Economic Incentive Term Sheet for Westgate Gardens LLC

A. Background and Summary: Westgate Gardens, LLC is a joint venture of the Frisbie Group and Terra. The corporation proposed to redevelop 42.05 acres of the 47-acre Palm Beach Kennel Club property, located at 1111 Congress Avenue at the corner of Congress and Belvedere Road, into a mixed-income mixed-use development divided into three phases.

The first phase will be on 16.05 acres at the northern end of the 42.05-acre site. It will consist of 405 residential units in several three-story apartment buildings. The design will follow a traditional garden-style apartment layout, where each building will face green spaces and landscaping, allowing residents to easily access the proposed green areas. Parking will be arranged on the perimeter of the site.

The development must designate 20% of the 405 units, 81 units, for workforce housing to meet the CRA's zoning overlay Density Bonus Pool requirements. The developers believe that the development will not be successful without financial contributions from the CRA because of the high land acquisition cost, construction cost, and financing cost. They argue that the workforce housing units will not generate enough revenues to produce the cash flow necessary to address debt and lender-required return on investment rate. To make the project feasible, the developers request 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 approximately \$847,600 in TIF annually beginning January 1, 2029.

The CRA's Zoning Overlay specifies that 20% of the workforce housing units must be set aside for households who make 60–80% of the Area Median Income and households

who make 80-100% of the Area Median Income. These are the two lowest categories of the Workforce Housing Program. Families in those categories have lower incomes and qualify for lower rents.

The 20% Workforce Housing set aside will be rented below market rate, creating a gap in revenue needed to keep the development profitable to the degree required by lenders. The LLC is requesting a TIF rebate of the lesser amount between Six Hundred Thirty-Five Thousand Seven Hundred Sixty-Nine and 00/100 Dollars (\$635,769.00), adjusted annually by three percent (3%) after the first payment year (the “Baseline Payment”), and seventy-five percent (75%) of the Phase 1 Project’s Incremental TIF, as collected by the CRA in accordance with the approved Economic Incentive Term Sheet Agreement.

TIF incentives are included in the CRA Redevelopment Plan. F.S. 163, the statute that governs community redevelopment agencies, supports contributions to affordable housing development. TIF rebate is a mechanism used by many Palm Beach County CRAs, such as West Palm Beach, Lake Worth Beach, and Boynton Beach, to support workforce housing development.

Staff analysis shows that the project needs a TIF rebate to be successful. Although the market rents in the Westgate area are rising, they are not at the level of other CRAs like West Palm Beach, Delray Beach, or Boynton Beach. The developers may not make enough profit on the market rate units to offset the lower rents of the workforce housing units.

The request is supported by a third-party independent contractor engaged by the Westgate CRA.

B. Recommendation: Staff recommend that the Board approve the attached Economic Incentive Term Sheet for a TIF Rebate for Westgate Gardens LLC.

2. Approval of Work Assignment for Engenuity Group for Engineering & Surveying Services for N. Florida Mango Rd. Feasibility Study

A. Background and Summary: The West side of Florida Mango Rd., from Belvedere Rd. to Okeechobee Blvd., does not have sidewalks. In addition, the adjacent neighborhood drains into a substandard ditch that is very difficult to maintain. The ditch typically has

high grass, retains water, and supports a large population of mosquitoes. Residents have complained about this issue for many years.

This work assignment is for Engenuity Group to survey and study the area to improve sidewalks and drainage on the west side of Florida Mango Rd.

Expected deliverables for surveying include spot elevation, topographic data, location of all structures, location of all utilities, directions of flow of sanitary sewers, elevation of water, tree location, and extent of watershed.

For engineering, the consultant will study culverting the existing ditch, improving sidewalks, determining water quality and conveyance, and installing streetlights. Final design or construction plans are not included in the work assignment.

B. Recommendation: Staff recommends that the board approve a work assignment for Engenuity Group for the Florida Mango area feasibility study not to exceed \$51,685.00.

3. Approval of Work Assignment for Engenuity Group for Engineering & Surveying Services for Culverting the L2-B Canal from Congress Ave. to Australian Ave.

A. Background and Summary: Implementation of planned developments on Congress Avenue will likely include additional traffic going west toward I-95 and downtown West Palm Beach, further congesting Okeechobee Blvd and Belvedere Rd. If it is possible to connect Congress Avenue to Florida Mango and Australian Avenue, that will relieve traffic for both Okeechobee Blvd and Belvedere Road.

This work assignment is for Engenuity Group to survey and study the public right of way occupied by the L-2B Canal for a possible collector road that will run eastward toward Australian Avenue.

Expected survey deliverables include spot elevations, topographic data, locations of all structures, curbs and gutters, manholes, bridges, utilities, flow directions of sanitary sewers, water elevation, tree locations, and watershed extent.

For engineering, the consultant will study culverting the existing canal, calculate drainage, research existing utilities, and assess water quality and conveyance. Final design or construction plans are not included in the scope of work.

B. Recommendation: Staff recommends that the board approve a work assignment for Engenuity Group for the L-2B Canal area feasibility study not to exceed \$46,084.00.

4. Approval of Work Assignment for Engenuity Group for Engineering & Surveying Services for Donnell Rd.

A. Background and Summary: Donnell Rd is a substandard roadway and does not have sanitary sewer or potable water. This work assignment is for Engenuity Group to survey and study the feasibility of installing sanitary sewer and potable water and the feasibility of widening the road.

Expected survey deliverables include spot elevations, topographic data, locations of all structures, curbs and gutters, buried tanks, septic fields, manholes, bridges, utilities, flow directions of sanitary sewers, water elevation, tree locations, and watershed extent.

For engineering, the consultant will study the installation of a new sanitary sewer extension, verify existing water mains, assess the possibility of widening the roadway, calculate drainage, research existing utilities, and evaluate water quality and conveyance. Final design or construction plans are not included in the scope of work.

B. Recommendation: Staff recommends that the board approve a work assignment for Engenuity Group for the Donnell Road area feasibility study not to exceed \$31,555.00.

5. Consideration of FY 2025-2026 Budget

A. Background and Summary: This is the first reading of the Budget. The Budget includes five parts, the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants, the Debt Service Fund, and the Reserve Fund. The Redevelopment Trust Fund presents, in a line-by-line format, all the items funded by the tax increment revenues and rental income. The total amount projected for the Tax Increment Financing (TIF) Trust fund is \$5,512,059. This part details the administrative and programmatic expenses. The preliminary tax roll value shows a 23%

increase this year in TIF. The final tax is computed at the end of the year. The projected amount will change if the Board of County Commissioners were to reduce the millage rate.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is \$4,200,000. That amount is budgeted to for Florida Mango and Donnell Roads improvement.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. There won't be any active TPA funding for next year. The last open project is Cherry Road. It is being paid out of the current year's budget. Westgate Avenue and Seminole Boulevard were completed in 2025.

The Debt Service Fund shows how funds will be used to pay off debt.

- B. Recommendation:** This is the first reading of the budget. Staff are only seeking input. A final budget will be presented at next month's meeting. It will include considerations and input from the July Board meeting, as well as updated TIF projections based on the millage rate set by the BCC.

BOARD MEETING

July 14, 2025

Staff Update on In-House & Private Redevelopment Projects

Strategic Plan – Special District Goals & Performance Measures (STARTED)

CRA staff will retool a draft strategic plan for the implementation of the goals and objectives of the Redevelopment Plan, and will modify the document to reflect a new statutory requirement for special districts. FS 189.0694 now requires Florida special districts to establish “goals and objectives for each program or activity, as well as performance standards and measures to determine if goals and objectives are being achieved”. The first annual Goals & Performance Measures Report is due by December 1, 2025. A strategic plan will outline the specific tasks, timeline and budget required for redevelopment activities over the next 5 years. It can also serve as a platform for the CRA to refine its vision and mission statement in a way that is current with its shifting priorities. Staff has received some initial input from Board members.

Streetlights Initiative + Westgate Safety Plan (IN PROCESS)

Updates: Mobilization for the installation of the streetlights began in June 2025 following delays in permitting.

The requested funding for Westgate safety initiatives from the County’s legislative appropriation was not authorized. The CRA will renew the request next legislative season. Staff continues to address issues around safety utilizing the Agency’s budget. A draft Safety Plan is in process.

The requested funds from the County’s 2024 legislative appropriation have been reduced from \$750,000 to \$250,000; the allocation from the State budget awaits the Governor’s signature. CRA staff continues to develop a Safety Plan for the district. The 1st permit to install FPL streetlights has been issued; the 2nd permit is in process. Conservatively, staff anticipates that the streetlights will be installed within the next 6 months.

Background: Staff has requested the installation of 280+ new streetlights within the North and South Westgate Estates neighborhoods of the CRA district from FPL. The streetlights initiative is in the final stage of permitting. FPL resubmitted in January to respond to Land Development comments. To supplement this effort, Staff is working with County Administration to secure a legislative appropriation of \$750,000. This funding would also be used to leverage CRA TIF in the creation of a Westgate Safety Plan. Planning for the development of a Safety Plan is underway.

WCRAO – Comp Plan/ULDC Amendments (IN PROCESS)

Updates (ULDC): The Zoning Division is amending the ULDC on a priority scale, meaning when the revision is linked to an application it is more likely to move to an agenda. The language for the WCRAO parking waiver is complete, awaiting a project trigger. There is a related revision to the ULDC required with the change to the Density Bonus program.

Staff has withdrawn a request to amend the WCRAO Density Bonus Program workforce housing requirement to 20% across 4 income categories at 5% each, rather than across the 2 lower income categories at 10% each. Even though this would create better balance in the delivery of workforce and market rate units, and the data indicates that there is a saturation of affordable housing in the area, Staff feels that there will not be support for this amendment from Administration or the BCC given the County’s current focus on provision of affordable and workforce housing. A revision to add the ability to request a

Type 1 administrative waiver reduction of up to 15% from WCRAO parking standards for residential and mixed-use projects is still underway, along with a concurrent ULDC revision related to the Comp Plan amendment.

Updates (Comp Plan): Following the completion of a comprehensive traffic study by Kimley-Horn analyzing the impacts of an additional 3,000 units of density on local roadways and traffic, it was determined that further study is required that considers different scenarios for residential build out, and traffic mitigation measures. The item was postponed to August 2025 BCC transmittal. KH completed a less conservative traffic impact analysis in July that credits traffic from existing uses (33% reduction) and includes a credit for internal trip capture (10% reduction). Through this model no links fail in the future as a result of additional residential density, but to grow responsibly, the CRA needs to create a traffic mitigation program. The item is tentatively moving forward in August.

Staff presented the Comp Plan text amendment to the Planning Commission on January 10, 2025 – transmittal of the initiative to the BCC was recommended. During BCC agenda briefings, County Administration expressed concern about the impact of increased residential density on surrounding roadway infrastructure. The item was postponed until the May BCC transmittal to allow CRA Staff time to prepare a comprehensive traffic study.

Staff is processing a Comprehensive Plan amendment to the text of the FLUE WCRAO sub-objective that would increase the number of units available in the Density Bonus Pool by 3,000 from 1,300 to 4,300. The amendment is triggered by redevelopment of the PBKC site which is anticipated to need at least 50% of the density bonus remaining in the program for their first phase of multifamily housing. An increase is necessary to support future redevelopment build out projections.

Tentative Amendments Timeline

Comp Plan (25-A2) Density Bonus Pool	Planning Commission Initiation – July 12, 2024	BCC Initiation Hearing – August 28, 2024	Staff reports – Dec. 2024	Planning Comm. Hearing – January 10, 2025	BCC Transmittal– August 27, 2025 (TBD)	BCC Adoption Hearing – Nov. 5, 2025 (TBD)
ULDC WCRAO Parking Reduction + related Density Bonus Pool revisions	BCC Request for Permission to Advertise – previously initiated	BCC Transmittal Hearing – August 28, 2024 – allows work on related Comp Plan revisions	BCC PTA – TBD – parking revision	Zoning Comm.– TBD -parking revision	BCC Adoption Hearing – TBD	

Zoning Management has reviewed the amendment draft provided in October 2023, and has provided general direction to rework the document. A path has been provided to revise WCRAO parking provisions. Staff has been working with Schmidt Nichols on developing a parking code that would reduce the demand for residential by unit type.

Staff submitted an amendment draft to Zoning in early October 2023. Concurrently, Staff is exploring the concept of merging the WCRAO with the URAO toward a Redevelopment Code for the County.

Staff met with Vice-Mayor Weiss, assistant County administrators, and PZB staff on October 26th to discuss ways in which the WCRAO may be streamlined to be made more efficient and flexible to use, while remaining true to intent. A path forward includes a Comprehensive Plan amendment to be initiated early in the new year to better define policies for open space and land development, followed by amendments to the WCRAO/ULDC. Staff will also propose increases to the Density Bonus Program pool of units as well as explore options to add more daily and pm peak trips to the TCEA pool. Staff is re-tooling to address the Mayor's concerns.

Background: CRA staff submitted a request letter for amendments to the CRA's zoning overlay in early December 2021 with the optic of adoption by the BCC at the end of 2022. The Zoning Division is under new directorship, and the two-round policy for UDLC amendments is replaced by a prioritization scale. The CRA will work with County Code Revision staff and County departments to develop amendment language for Board review in the coming months. Staff will utilize one of its continuing planning consultants to assist.

SFWMD Compensating Floodplain Storage Mitigation Bank (ONGOING)

Updates: Staff is working with Reikenis & Associates, LLC Consulting Engineers to analyze the potential value of existing and future C-51 compensating flood plain storage credits that are banked with SFWMD. Quantifying and adding a valuation to the mitigation bank allows the CRA to better understand the dollar value of mitigation credits for redevelopment projects.

There remains approx. 13-acre feet available in various retention areas in the CRA district that could be added to the mitigation bank. CRA staff engaged Higgins Engineering to continue with this effort.

Higgins Engineering has advised that SFWMD has formally amended the original permit for the Westgate Central Lake. A total of 23-acre feet are assigned to the mitigation bank, lower than our original estimation. The Board allocated 8-acre feet to the Greene Apartments (now Brandon Estates), and 6-acre feet to the Autumn Ridge apartments. Only 9-acre feet remain in the mitigation bank.

On June 30th SFWMD formally established a compensating storage bank for C-51 basin, sub-basin 39. This bank only includes the Westgate Central Lake aka Dennis Koehler Preserve. Available compensating storage volume available from the bank will expire in 2043. The Autumn Ridge project will utilize 9 acre-feet of storage from the mitigation bank. Approx. 12 acre-feet will be remaining for future redevelopment projects. Staff is considering developing a program for accessing credits from the bank.

Background: The CRA is working with Higgins Engineering and SFWMD to formalize a storm water storage mitigation/redevelopment credit program using the Dennis Koehler Preserve retention lake for redevelopment projects within a certain basin or sub-basin. Higgins Engineering estimates that approximately 28-acre feet could be available to redevelopment projects to offset storage requirements. Some of those acre feet have already been pledged to the Greene Apartments and Autumn Ridge projects.

FY21 TCRPC Brownfields Site Assessment Grant (IN PROCESS)

Updates: Additional testing is required by the DEP to determine extend of background contamination in order to confirm historical uses are not responsible for elevated levels, and no remediation is needed. TCRPC cannot provide additional funding. Staff will work with County DHED to assist.

Florida DEP has reviewed Stantec's ESA report and has provided comments; Stantec is preparing a

response. If Stantec advises that additional testing is required by the State to determine the extent of contamination, and necessary clean-up, TCRPC has funding available to assist. The next step would be to determine the best path for remediation.

Cardno (now Stantec) has completed testing. Results indicate levels of contamination on site that are in excess of allowable State limits. Staff will be meeting with Stantec and TCRPC to discuss next steps.

Cardno has identified that contamination is most concentrated in the northeast corner of the Chickamauga site with no groundwater affected, however further assessment is warranted to determine the spread and depth of contamination in order to recommend the best path for remediation. Using a new round of funding through TCRPC, a specific assessment will be completed by Cardno. Next steps include: specific testing, a meeting with the DEP to understand the scope of clean up, and a determination of funding sources for excavation/clean up (TCRPC or PBC DHED).

Cardno has completed supplementary soils testing and is preparing a final report for CRA review and/or action. Results are targeted to be presented to the CRA Board at their September meeting. Testing indicates a high concentration of Benzo(a)pyrene (BaP) in the northwest corner of the property. Cardno will determine whether remedial action is warranted. Cardno conducted a Phase II assessment in early December. Findings indicate trace amounts of contamination (arsenic & BaP) in the soil; the groundwater is said to be clear. CRA Staff is pursuing a more thorough soils study through funding available through TCRPC prior to issuing an RFP. Phase I ESA findings indicate the need to conduct further assessment of the site to determine if historical adjacent uses have negatively impacted the site. The CRA was approved by the TCRPC for a Phase I Environmental Assessment on September 9, 2021. Brownfields environmental consultants Cardno, completed the Phase I assessment in mid-October 2021.

On August 25, 2021, CRA staff submitted an application for funding from the TCRPC (Treasure Coast Regional Planning Council) Brownfields Program for a Phase I Environmental Assessment for the Chickamauga redevelopment site. Due to historic auto salvage and a dry-cleaning use on Okeechobee on the site now occupied by Cumberland Farms, there is a likelihood that the site has some degree of contamination. The grant would fund a Phase I assessment, and a possible Phase II assessment depending upon initial findings. Any remediation timelines and cost to be determined. State funding is possible.

Background: The Chickamauga site consists of 3 parcels, one containing an occupied single-family dwelling, purchased by the CRA in December 2019 for \$550,000. The site is located directly south of Spencer Square facing the Dennis Koehler Preserve to the south. The site is earmarked for the CRA for mixed use or high-density residential redevelopment. CRA staff anticipates issuing an RFP in FY26.

Community Garden/Greenmarket (ONGOING)

Update: The Farm Manager is preparing an application for \$10,000 in funding from the annual PBC OCR Community Project grant program. The funding would assist the Farm with planning of fruit trees on CRA owned land on Oswego Ave.

CRA staff is planning for the construction of a permanent structure. Staff applied for a USDA Urban Agriculture grant in 21/22 to assist with the construction of the structure and to facilitate enhanced programming at the farm, but was not awarded the grant. CRA staff is looking at the viability of re-applying in another fiscal year.

PBC Transportation Planning Agency (TPA) Transportation Alternatives Program (TAP) & Local Initiatives (LI) Grants

FY20 Cherry Road Pedestrian & Safety Improvements (CONSTRUCTION MOBILIZED)

Updates: Rosso mobilized construction in March 2025. Sidewalks are progressing on south and north sides of road. The ILA between the CRA and the County has been approved by the BCC. An RFP has been issued to select the contractor. The contractor was in 2024 selected, and the BCC has approved the construction contract.

Design has been completed. Design engineers had identified field conditions that will make the installation of 10-12 ft. wide multi-purpose paths on the north side of Cherry Rd. impossible within the existing ROW. Several options have been discussed with PBC Engineering and the TPA, with the best option being reducing the multi-purpose paths to 8 ft. Engineering is awaiting approval from FDOT on the new cross section prior to design resuming.

PBC Engineering has expressed concerns regarding crosswalks on the approved cross section that requires resolution for the project to move forward on the TPA grant timeline.

The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020. The CRA engaged consultants, WGI to refine the Cherry Rd. improvements project for TPA TAP grant application submittal in the 2020 cycle. CRA Staff and WGI worked with Engineering on improving the proposed typical sections. The project proposes reduced travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

FY18 – Westgate Avenue Corridor Complete Streets (CONSTRUCTION SUBSTANTIALLY COMPLETED)

Updates: The project is not yet fully closed by County Engineering. CRA Staff are working on an RFQ for landscape maintenance with assistance from the Streetscape Division.

A Ribbon Cutting to celebrate the completion of the project took place on May 28, 2025. The County Deputy Administrator, BCC Commissioners Powell and Weiss, and representatives from FDOT, TPA, and Truist Bank were present. Project planning for the Westgate Avenue project we see today began in 2016 with a Florida DEO grant to prepare a Westgate Avenue Streetscape Plan, but the CRA has always envisioned a streetscape for Westgate Avenue through its Redevelopment Plan, and many conceptual designs over the years. The completion of the Westgate Avenue Streetscape is a major redevelopment milestone for the Agency, and the first of its kind in unincorporated PBC.

Construction of the streetscape project is substantially completed. Contractors are working on installing the remaining light fixtures, landscape re-install, and punch-list items. Once Rosso has fully closed-out construction on Westgate, they will move to begin construction on the Cherry Rd. A ribbon cutting is being planned by County Engineering for the Westgate project.

Construction on the Westgate Avenue project has moved to the south side; most driveways are completed. North side roadway milling to be completed by end October; sidewalks and landscaping by end of November. Milling on the south side and light fixture installation to occur in December. The project is projected to be completed by the beginning of the new year.

The Westgate Ave. streetscape is under construction, and ahead of schedule. Sidewalks, driveway connections, bollards, irrigation lines, and landscaping is in place on the north side of the corridor. Construction crews have moved to the south side, and are working on drainage.

Background: Staff engaged WGI to coordinate the preparation of travel demand forecast modelling to

determine the impact of reducing Westgate Ave from 5 lanes to 3 lanes utilizing a road diet approach. WGI facilitated communication with PBC TPA and Engineering to determine the best design alternative, held a public input meeting, and drafted the final design for the project be used to obtain funding. WGI met with the Engineering Department to present the lane elimination plan. County staff is in support of the lane reduction from Wabasso to Congress, but they are not in support of the elevated landscape median. An alternative design, which allows for 3 lanes (2 thru lanes and one center turn lane), bike lanes, and floating landscape islands on both sides of the ROW alternating with on street parking was presented to County Engineering for approval and support. With assistance from WGI, the LI grant application was submitted on March 2, 2018. CRA staff is working with County Engineering and Administration to design and administer all 3 of the TPA grant projects.

The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their Sept. 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. The Westgate Avenue Complete Streets project was ranked #1 of 6 entries to receive Local Initiatives Program funding. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019 for FY 2019/20. Construction funding will be approved after the design is completed.

Private Redevelopment Projects: Below is list of private development projects that are in the entitlements or the permitting process:

Projects	Address	Status
Palm Beach Marketplace MUPD Expansion	1960 Okeechobee Blvd.	<ul style="list-style-type: none"> WCRA 4/14/25 Board Meeting – July ZC Adding 2.21 acres of land - rezoning, DOA, DRO approval for 14,521 sf of Type 1 restaurant use
Mobil Gas Station	1755 N Congress Ave.	<ul style="list-style-type: none"> Under Construction – 800 sf car wash
PBKC – 42-acre redevelopment site	1111 N Congress Ave.	<ul style="list-style-type: none"> WCRA recommendation 3/10/25 Rezoning to MUPD, PH1 405 units (325 DBP units)
Neighborlee Living Micro-units/Mixed-use	2818 Westgate Ave.	<ul style="list-style-type: none"> WCRA recommendation 2/10/25 – August ZC Rezoning, BCC approval of 50 du/ac of WCRAO bonus density on .66 acres (33 DBP units) – 240 sf microunits
Big Dreams Pre-School	1713 Quail Drive	<ul style="list-style-type: none"> WCRA recommendation 2/18/25 – August ZC Existing day care use—EAC to add seats for infant care
Tallahassee MF	1302 Tallahassee Dr.	<ul style="list-style-type: none"> WCRA recommendation 8/12/24 7-unit multifamily project WCRAO DBP units, Type 1 Waiver
2944-2952 Westgate mixed use	2944-2952 Westgate Ave.	<ul style="list-style-type: none"> In project planning phase 2,300 sf prof. office w/ 4 units – DBP units
PBKC – new relocated facility	1111 N. Congress Ave.	<ul style="list-style-type: none"> BCC approval Dec. 2024 WCRA recommendation 3/11/24 -- 60,286 sf facility + 4 level parking structure Rezoning, Class B Cond use (indoor entertainment), DRO for Type 2 restaurant, variances, waivers
NorWest Pointe	Westgate at Tallahassee	<ul style="list-style-type: none"> WCRA recommendation 8/12/24 DRO approval for additional density for a 9-unit MF rental project, Type 1 Waiver (rezoning approved)
Al Packer Fleet Services	1668 N Military Trail	<ul style="list-style-type: none"> Approved -- 5/8/23 CRA recommendation Rezoning to CG, BCC approval for heavy vehicle repair & maintenance
PBC Fire Station #24	Westgate at Seminole	<ul style="list-style-type: none"> In permitting – 3/13/23 CRA Board meeting, BCC in August Rezoning to PO approved, in site design phase
Aero Village	1699-1705 N. Congress Ave	<ul style="list-style-type: none"> Approved – 1/9/23 CRA Board meeting 4-stories, 38-unit market rate MF rental development
Westgate Terrace (Danza Group)	2636 Westgate Ave.	<ul style="list-style-type: none"> Project has zoning approvals! – Danza Group is owner 4 stories, 44 units – professional office/medical office
The Hangar & Airfield Business Park	1050 N. Congress Ave. (former PBKC property)	<ul style="list-style-type: none"> Under construction – 2/14/22 CRA Board meeting 60,000+ sf of privately owned warehouse units with collocated additional warehouse, vehicle sales/repair, community and assembly membership non-profit space
EZ Express Carwash (Walmart MUPD)	1098 N. Military Trail	<ul style="list-style-type: none"> In permitting DRO approval in April for a 2,700-sf. automatic carwash
Public Storage (Cherry Road Plaza MUPD)	Cherry Rd	<ul style="list-style-type: none"> Under construction Approval for ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility
Seven at Cherokee	Cherokee Ave.	<ul style="list-style-type: none"> Under construction – DRO approval in March 2023 7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units

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

June 09, 2025

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

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

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

Absent:

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

Absent:

Others Present: Juan Groves, Jonathan Hopkins

Zoom Attendees:

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- Delete Agenda Item #1. Re-number agenda item #2 to agenda item #1. Re-number agenda item #3 to agenda item #2. Add agenda item of Election of Board Members at 5:30p.m.
- 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

- **Ms. Haggerty asked Mr. Baird if Mr. Baird reviewed the agreement.**
- **It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt April 14, 2025 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 Commitment Funding for West Palm Beach Mobility Coalition

Ms. Pennell with Jonathan Hopkins from WPBGo presented the item to the Board.

The West Palm Beach Mobility Coalition, or WPBgo, is a transportation management association (TMA) dedicated to enhancing and implementing policies, infrastructure choices, and travel behavior outcomes to mitigate traffic resulting from the unprecedented ongoing growth in population and commerce in the community. The organization promotes collaboration and innovation among various sectors by supporting organizations, employers, and businesses to achieve common goals.

The organization aims to reduce traffic and improve mobility in and around our area. It collects data, designs policies, influences transportation agencies, and works with policymakers to foster economic growth and improve the quality of life of the community's residents.

The partnership with WPBgo provides involvement in a monthly steering committee, access to the WPBgo ACCESS program, free and reduced-cost transportation options, and support for best practices.

As the CRA experiences new growth, it should work with other agencies to improve mobility and reduce traffic. To join the organization, the CRA must pay an annual fee of \$20,000.

Staff recommends that the Board approve a budget amendment to allocate \$20,000 for the WPBgo membership fee.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to approve a budget amendment to allocate \$20,000 for the WPBGo membership fee. The motion passed unanimously (4-0)

2. Approval of Agreement with Realtor to Negotiate Property Acquisition in the CRA

Mr. Michel introduced the item to the Board.

Mr. Baird reviewed and made changes to the Non-Exclusive Representation Agreement form.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the motion to authorize the Executive Director to execute the agreement. The motion passed unanimously (4-0)

The regular meeting was suspended at 5:30p.m. to conduct Board nominations. Ms. Haggerty nominated Mr. Juan Groves to fill Seat #1. No other nominations were offered. Ms. Haggerty nominated Ms. Joanne Rufty for Seat #7. No other nominations were offered. Nominations will be sent to the Board of County Commissioners for their consideration.

VIII. STAFF REPORTS

Ribbon Cutting for Autumn Ridge was on May 27, 2025. Westgate CRA presented County Administrator, Verdenia Baker with a plaque for her contributions to the redevelopment of the Westgate CRA.

Ribbon Cutting for Westgate Avenue was on May 28, 2025, at 9:00a.m.

Cherry Road is under construction. The South side is finished and is currently working on the North side. Seminole Blvd is finished.

Westgate CRA received \$2,097 from the Rooney Foundation, a portion of the proceeds from the 2025 Rooney 5K Run.

Food Distribution is on 6/10/25.

Summer Fun At The Park is on Friday, 6/13/2025 from 5:00p.m. to 9:00p.m.

Celebrate Westgate "Key For Success" was featured in the PBC County e-line.

IX ATTORNEY’S REPORTS

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 5:54p.m.

Mai Bui Redevelopment Specialist/Administrative Assistant

Economic Incentive Term Sheet
Westgate Gardens – Phase 1
June 23, 2025

WHEREAS, Westgate Gardens, LLC ("Westgate Gardens"), is a joint venture of the Frisbie Group and Terra to develop certain land (the Project) within the boundaries of the Westgate Community Redevelopment Area; and

WHEREAS, Westgate Gardens has requested that the Westgate/Belvedere Homes Community Redevelopment Agency (the "Westgate CRA" or "CRA") provide certain economic incentives to it in the form of tax increment fund ("TIF" or "Incremental TIF") rebates to Westgate Gardens, to assist it with funding its costs of constructing Phase 1 of a project as described in section 1, below; and

WHEREAS, Westgate Gardens and the CRA are entering into this non-binding Term Sheet to set forth their understanding relative to certain economic incentives; and

WHEREAS, the following terms are intended to serve as the basis for the preparation of an economic incentive agreement (the "Agreement" or "Economic Incentive Agreement"); and

WHEREAS, the Project as proposed is expected to be consistent with and further the CRA's 2017 Amended Community Redevelopment Plan (the "Plan") and by developing a mixed-income housing in Plan Focus Area 3, certain community improvements in Plan Focus Area 4, and infrastructure and public space improvements in Plan Focus Area 5, and;

WHEREAS, the Project will generally complement the efforts of the CRA and Palm Beach County (the "County") by improving and beautifying the physical character of the same and stimulating redevelopment within the boundaries of the CRA; and

WHEREAS, based on the Project's alignment with the CRA Plan objectives, Westgate Gardens seeks the TIF rebate incentives set forth herein; and

WHEREAS, significant TIF revenues and other public benefits are expected to be generated from the construction, development and operation of the Project.

NOW THEREFORE, based upon the representations below, the parties hereto agree to certain terms as set forth below as the basis for anticipated Economic Incentive Agreement:

1. Background; Project. Westgate Gardens intends to develop the approximately 42.05 acres of real property located within the boundaries of the Westgate CRA, generally located west of downtown West Palm Beach, along Belvedere Road at its intersection with the property located at 1111 N. Congress Avenue, known as the site of the Palm Beach Kennel Club (the "Property"). Westgate Gardens proposes a mixed-use project on approximately 16.05 acres of the Property (the Phase 1 Property), to be constructed in three separate phases. The first phase of development includes low-scale 3-story garden apartment buildings, containing approximately 405 residential units, including 81 workforce housing units, interlinked via courtyards and

pedestrian pathways, with open green spaces and pocket parks (the “Phase 1 Project” or “Phase 1”).

2. Workforce Housing Units. Phase 1 will include 81 workforce housing units consisting of (a) 40 apartment units income restricted to residents earning an amount equal to or less than 80% AMI; and (b) 41 apartment units income restricted to residents earning an amount equal to or less than 100% AMI, all for a period of 30 years (the “Affordability Period”) commencing upon the issuance of a Certificate of Occupancy (collectively, the “Workforce Housing Units”). “AMI” or “Area Median Income” means the Palm Beach County Area Median Income as set forth each year by the Department of Housing and Urban Development (“HUD”). (c) Westgate Gardens shall ensure that the apartments are occupied by eligible households during each year of the Affordability Period. (d) Income shall be determined using the methodology approved by the CRA. (e) The maximum rent the Westgate Gardens may charge shall be governed by the rent limit amounts established annually by the Florida Housing Finance Corporation for the type and size of unit for the West Palm Beach-Boca Raton HMFA (Palm Beach County).

3. Public Benefit Commitments. As an inducement to the CRA entering into the Economic Incentive Agreement, Westgate Gardens shall make the following commitments and improvements which are expected to be public benefits:

- a. Westgate Gardens shall market and implement its workforce housing program to prioritize and provide a first priority to lease the workforce housing units to those in the following occupations: (i) first responders (including law enforcement, public safety and/or fire department personnel of any local, county or state agency); (ii) teachers, teacher assistants and teachers’ aides providing instruction and support to students in pre-kindergarten through 12th grade; and (iii) nurses and healthcare technicians, provided that the individuals meet all income and/or other workforce housing eligibility requirements as established by Palm Beach County.
- b. Westgate Gardens shall pay all fees and complete the water and sewer improvements, drainage improvements, on-site water retention (underground), and other civil infrastructure upgrades required by Palm Beach County; and
- c. Westgate Gardens shall provide approximately 47,000 square feet of landscaping, green spaces and other related pedestrian pathway improvements and exterior sidewalks, “pocket parks,” and pedestrian trails, subject to the approval of a Phase I site plan for the Phase 1 Project.

4. Anticipated Development Value and Incremental TIF. Westgate Gardens represents that it anticipates that the assessed value of the Phase 1 Project, once completed, will equal approximately \$154,600,000, generating approximately \$847,600 in Incremental TIF annually beginning January 1, 2029. Westgate Gardens represents that Phase 1 alone will yield a TIF of approximately 20% of the total Fiscal Year 2025 TIF revenue of the CRA. The expected Incremental TIF projections for the Phase 1 Project are set forth on Exhibit A.

5. TIF Rebate Incentive. In furtherance of the Plan's redevelopment objectives, and the additional value to the CRA of adding quality mixed-income housing stock within the CRA, as well as community and public space improvements, as represented by Westgate Gardens, as set forth above, the CRA agrees to provide Westgate Gardens with a TIF rebate, consisting of a percentage of Incremental TIF generated from the Phase 1 Project, as follows:

- a. On an annual basis for each year commencing on or before February 15 of the year following the recognition by the Palm Beach County Property Appraiser that the improvements for the Phase 1 Project have been completed and included in the assessed value for the Property and continuing throughout the Agreement Term (as defined in Section 6 below), the CRA shall pay to Westgate Gardens an incentive payment equal to the lesser of: (i) Six Hundred Thirty-Five Thousand Seven Hundred Sixty-Nine and 00/100 Dollars (\$635,769.00) adjusted annually by three percent (3%) after the first payment year (the "Baseline Payment"), or (ii) seventy-five percent (75%) of the Phase 1 Project's Incremental TIF, as collected by the CRA (each annual payment hereunder, an "Incentive Payment"). See Exhibit B for the calculation formula for Incremental TIF).
- b. In order to qualify for the Incentive Payments, Westgate Gardens shall have annually and timely paid all applicable property taxes each year of the term, and provide a payment receipt to the CRA on or before February 1. By way of example, if the final certificate of occupancy for the Phase 1 Project is issued in 2027, the improvements associated with the Phase 1 Project shall appear on the tax roll in 2028, with the first Incentive Payment to occur on or before February 15, 2029, subject to Westgate Gardens' timely payment of all applicable property taxes each year during the term.
- c. Westgate Gardens agrees that the Incentive Payments shall only be used for the sole and exclusive purpose of paying and/or reimbursing the costs of the construction, maintenance, operation and debt service/debt issuance costs of Phase 1 of the Project, to the extent such payments are a permitted use of TIF Increment pursuant to Chapter 163 Part III, Florida Statutes.
- d. The estimated development budget for the Phase 1 Project is \$160,632,212 ("Project Budget"). Based thereon, and as set forth in the Development Summary attached as Exhibit "C" hereto, and incorporated herein, the Incentive Payments have been structured with the intent of achieving a target yield on cost at stabilization (inclusive of the TIF) in the range of 6.35% (the "Target Yield on Cost"), which Target Yield on Cost the Parties agree is reasonably necessary to support the viability of the Phase 1 Project.
- e. Within 90 days after issuance of a final certificate of occupancy for Phase 1, Westgate Gardens shall submit to the CRA a final reconciliation of the actual hard and soft costs to develop and construct the Phase 1 Project, inclusive of all hard and soft costs, financing costs, and other costs incorporated into the Project Budget (the "Final Project Costs") in the form required by the construction lender

for the Project or in a different form reasonably satisfactory to the CRA as required to reasonably verify the Final Project Costs. If the reconciliation reflects that the Final Project Costs equal or exceed 90% of the Project Budget, the Incentive Payments shall be disbursed in accordance with the executed Economic Incentive Agreement.

- f. In the event that Westgate Gardens achieves Project cost savings of more than 10% of the Project Budget and the stabilized yield on cost exceeds the Target Yield on Cost by 10% or more, the Economic Incentive Agreement shall provide a methodology for the CRA to equitably reduce the amount of the Baseline Payment, to ensure such payments are consistent with the Target Yield on Cost range set forth in the Economic Incentive Agreement. Notwithstanding the foregoing reconciliation, under no circumstances shall the CRA's initial year Baseline Payment exceed the maximum amount of \$635,769 for any reason whatsoever, including, without limitation, if the Final Project Costs exceed the Project Budget or if the Phase 1 Project's stabilized yield on cost is less than the Target Yield on Cost. Westgate Gardens shall be solely responsible for assumption of all such risks.
- g. To facilitate financing for the Phase 1 Project, Westgate Gardens, and its successors/assigns, at their discretion, may assign and reassign the Incentive Payment (or portions thereof) at any time or from time to time subject to the written approval of the CRA, following Westgate Gardens written notice given to the CRA. Further, Westgate Gardens, and its successors/assigns, at their discretion, may collaterally assign and reassign the Incentive Payment to any lender providing financing for the Phase 1 Project.
- h. An estimate of the annual Phase 1 Project TIF revenue that would remain available to the CRA (and Palm Beach County, commencing in 2036) after the Incentive Payments are made to Westgate Gardens is attached hereto and incorporated herein as part of Exhibit "A". As shown therein, even after accounting for the Incentive Payments to Westgate Gardens, the Phase 1 Project will realize significant additional revenue for the CRA, which funds may be used by the CRA to further stimulate redevelopment within the CRA and accomplish the goals of the Plan.

6. Proposed Participation of Palm Beach County. Westgate Gardens understands that the Westgate CRA has agreed to a certain revenue-sharing arrangement with Palm Beach County, whereby a designated percentage of the CRA's overall TIF revenue will be remitted to or retained by Palm Beach County each year commencing in 2036, until the expiration of the CRA. If the CRA approves this Agreement, Westgate Gardens shall propose to Palm Beach County a separate agreement for the County, commencing in 2036, to fund a proportionate share of the Incentive Payment, and thereby ensure that the aggregate amount of the Incentive Payment to Westgate Gardens each year remains equal to the lesser of the Baseline Payment or 75% of the total Incremental TIF generated by the Phase 1 Project.

- a. By way of example only, if in 2036, the Phase 1 Incremental TIF revenue equals \$500,000, and 25% of the total TIF revenue of the CRA is shared with the County, then the CRA would receive total TIF revenue from Phase 1 in the amount of \$375,000, and the County would receive \$125,000. In such event, the CRA's Incentive Payment for that year would equal \$281,250 (the lesser of the Baseline Payment or 75% of the CRA's portion of the Phase 1 TIF), and Palm Beach County's Incentive Payment (subject to Palm Beach County's approval of a separate agreement with Westgate Gardens), would equal \$93,750 (75% of the County's portion of the Phase 1 TIF), for a total Incentive Payment of \$375,000, equal to 75% of the total Phase I Project Incremental TIF for that year.
- b. Westgate Gardens acknowledges and agrees that the CRA's participation in the economic incentive agreement shall be separate from, and not dependent in any way on, Palm Beach County's participation in the Project, if any. Palm Beach County's participation in this Agreement shall be at its sole discretion, and the Westgate CRA shall have no responsibility or obligation with respect thereto.

7. Term of Economic Incentive Agreement. The term of the Economic Incentive Agreement (the "Term") shall commence on the date of full execution by the CRA and Westgate Gardens after adoption of a resolution by the CRA Board approving the terms thereof, and shall expire on the date that is the earlier of (i) the date of expiration of the Affordability Period or (ii) the date of expiration of the CRA.

8. Preparation of Agreements. Following approval of this Term Sheet by the CRA's Board, Westgate Gardens shall prepare and deliver to the CRA a proposed Economic Incentive Agreement.

Agreed and accepted by WESTGATE GARDENS, LLC:

Westgate Gardens, LLC

By : _____

Name:

Title:

Date: _____

Agreed and accepted by Westgate CRA:

Westgate/Belvedere Homes Community Redevelopment Agency,

a dependent special district of Palm Beach County created pursuant to Chapter 163, Part III, Florida Statutes

By: _____
Name: Ronald Daniels
Title: Chairman

Date: _____

EXHIBIT A

EXHIBIT B

Incremental TIF Calculation

The Board of County Commissioners of Palm Beach County declared on May 9, 1989, through adoption of

Resolution No. 89-6, that there was a need for a community redevelopment agency ("CRA"). Chapter 163, Part III, Florida Statutes, as amended (the "Act") authorized a municipality to create a CRA. The taxable value of all real property in the CRA District is determined as of a fixed date. The Act defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the CRA District by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund. Tax Incremental Value shall mean the difference between the base-year value of the Phase 1 Property (as of the date of the Act) and the future assessed value of the Phase 1 Property (the Date of Completion year) as prepared by the Property Appraiser of Palm Beach County, Florida, and submitted to the Florida Department of Revenue pursuant to Section 193.1142, Florida Statutes.

Incremental TIF shall be determined based on the following calculation:

Present Year Assessed Value - Base Year "Frozen Increment" Assessed Value = Tax Increment Value

Tax Increment Value * City, County & DDA Mil Rate * 0.001 = Tax Increment Revenue

Tax Increment Revenue * 95% * 75% = Incremental TIF

EXAMPLE CALCULATION:

\$123,300,000 (Tax Increment Value) * 7.9581 (Millage Rate) * 0.001 = \$981,233 (Tax Increment Revenue)

\$981,233 (Tax Increment Revenue) * 95% * 75% (Rebate to Westgate Gardens) = \$699,130 Incremental TIF

EXHIBIT C
Development Summary

#6743136 v1 26504-00001

Memorandum

To: Elizée Michel, FRA-RA, HDFP, AICP, Executive Director
Westgate CRA

From: Matt Kowta, MCP, Managing Principal

Date: June 4, 2025

Re: Follow-Up to April 9 Memo on West Palm Beach Kennel Club Phase 1 Financial Analysis

The purpose of this memo is to share findings from research conducted as follow-up to BAE's April 9th memo on the Palm Beach Kennel Club Phase 1 Financial Analysis memo. After delivering the memo, BAE conducted the following follow-up research to further explore issues raised in our memo: 1) conducted a conference call with PBKC project representatives on April 23, 2025 to review the issues raised in our April 9 memo and receive their feedback on the issues; 2) conducted follow-up research on construction lending costs.

Key Issues Raised in April 9th Memo

Developer Overhead Line Items. BAE noted in the April 9th memo that the PBKC Phase 1 developer financial model included three line items that appeared to be for developer overhead type costs, including a line item for "Construction Management & Administration" in the amount of \$3,150,000 in the Hard Cost budget section, another line item in the Hard Cost section identified as "Owner's Direct" in the amount of \$3,765,000. BAE noted in the April 9th memo that if combined, these line items would represent about 6.3 percent of total development costs; whereas BAE would expect developer overhead costs in the range of two to four percent of total development costs. In conversation with the PBKC project representatives, they clarified that the Owners Direct cost line item is not a developer overhead type of cost but, rather, direct costs for items that are not included in the general contractors construction bid, such as furniture, fixtures, and equipment for common areas, signage, construction site security services and fencing, fitness equipment, art and sculpture. Recategorizing this \$3,765,000 cost item, the PBKC project's developer overhead costs would fall within a more typical range seen in other projects.

Construction Financing Costs. BAE's April 9th memo found that the project proponent's construction financing cost assumptions use fairly conservative construction loan interest rate assumptions. This has the effect of increasing the amount of tax increment rebate that the project would need in order to achieve a targeted project yield on cost. In reviewing the project proponent's financial model for the April 9th memo, BAE found that the project proponent

assumed that development financing costs would range between Secured Overnight Funding Rate (SOFR) plus 400 basis points (ranging between about 7.5% and 8.25% per year as modeled by PBKC) and SOFR plus 500 basis points (ranging between about 8.5% and 9.25% per year as modeled by PBKC), for acquisition and development and construction financing, respectively. One other multifamily developer active in the local area identified by CRA staff reported a construction financing rate of SOFR plus 200 basis points in late March, 2025.

In discussing construction financing assumptions with the project proponents, they indicated that their recent projects have typically required construction interest rates at the levels they assumed for the PBKC project and that a lower-cost financing program such as the HUD 221 (d) (4) multifamily lending program would not be suitable for their project due to considerations such potential construction cost increases due to triggering Davis-Bacon prevailing wage requirements. Subsequent to the conversation with PBKC representatives, PBKC project representatives submitted copies of redacted loan term sheets from two different entities which indicated that proposed interest rates for an acquisition and development loan and construction loan were in the range of SOFR plus 700 to 715 basis points.

BAE conducted additional research on construction lending costs, including soliciting information on multifamily construction lending terms from commercial lenders and discussing construction finance costs with a regional homebuilder active in the Palm Beach County area. This research indicated that, without delving into the specific financial circumstances of the project proponent or project details, commercial construction borrowing rates might range from approximately 6.5 percent to as high as 9.5 percent, depending on numerous factors including the type of credit instrument, the project sponsor's financial condition, the project location and type, etc. These findings indicate that the PBKC project sponsor's assumed construction credit costs are within, but towards the higher end of the range, suggesting that their lending source(s) perceive the PBKC project to be relatively risky.

From the perspective of the CRA and its consideration of dedicating future property tax increment generated by the project to a rebate agreement with the project proponents, the CRA may wish to consider the following:

1. Understanding that the project proponent is representing that they will incur acquisition and development and construction financing costs that are towards the higher end of the range expected for this type of project, does the CRA feel that there are benefits to working with this specific developer that outweigh the cost to the CRA associated with a higher requested tax rebate amount that is needed to achieve the developer's targeted yield on cost? For example, is there limited developer interest in partnering with the CRA to deliver the type of project that is proposed; is the project proponent proposing to incorporate special features into the project that would benefit

the CRA and the community at large that would not otherwise be provided by a project that did not receive a tax increment rebate?

2. In conversation with the PBKC project proponents, they indicated that they would be open to a tax rebate agreement that required them to disclose their actual development costs, including financing costs, and require adjustment of the tax rebate amount if actual development costs come in below those assumed for the purposes of establishing the initial tax rebate agreement. This would allow the CRA to verify and, if appropriate, adjust the tax increment rebate amount downward; however, the CRA should not agree to assume development risk by potentially increasing the tax rebate amount above the amount initially agreed upon.

Proposed Structure of Financial Assistance. As noted in the April 9th memo, the project proponent is requesting that the financial assistance be structured as a fixed percentage (75%) of the proposed project's annual tax increment through 2049. The project proponent's financial model calculates the project Yield on Cost (YoC) with and without the tax increment rebate considering the available tax increment in the stabilized project year (2029), which they estimated at \$635,769. In the April 9th memo, BAE noted that the project proponent's financial model projects that the available annual tax increment would increase steadily through 2049 (the end of the rebate period) when 75 percent of the available tax increment would equal \$1,231,856 for that year. The monthly cash flow component of the project proponent's financial model extends only through May of 2037, but the last 12 months of the financial model show the 75 percent tax increment rebate amount as \$792,507, which suggests the YoC would increase from 6.37 percent based on the stabilized project year (approximately 2029), to almost eight percent by 2037. If the financial model extended through 2049 (the last year of the proposed tax increment rebate agreement, the YoC would likely be greater than eight percent.

In the April 9th memo, BAE suggested that the CRA should consider negotiating with the developer to reduce the initial tax increment amount and then cap the amount of the tax increment rebate for future years to 75 percent of available tax increment but no more than the agreed-upon initial dollar amount over the life of the agreement so that the CRA would have an increasing portion of the available tax increment left over after the rebate, to use for other projects to benefit the Westgate CRA community. In discussion of the initial memo with PBKC representatives, they did not protest the recommendation to set the tax rebate amount as a fixed dollar amount, set to achieve a targeted YoC at the stabilized project year, without increases in the tax rebate in subsequent years.

Conclusion

If the CRA believes the PBKC project offers sufficient community benefits and is willing to enter into a tax rebate agreement with the project proponents that is based on their projected

development costs (subject to verification once project construction is completed with downward adjustment of the rebate amount if actual development costs are below the projected amounts), the CRA should consider capping the annual tax increment rebate amount at no more than the agreed-upon stabilized year annual amount (e.g., \$635,769) or 75 percent of the available tax increment in any year, whichever is less.

As an alternative to establishing a tax rebate agreement with the PBKC project proponents at the requested level of annual tax increment rebate, the CRA could reject the request and seek an agreement that could yield similar levels of affordable housing development, but require smaller tax increment rebate amounts. This potentially could occur through: (a) the current developer value-engineering the project to reduce project development costs and thus, reduce the tax increment rebate amount needed; (b) partnering with a different developer (and project) that, all other factors being equal, would have access to construction financing at lower rates due to their scale, track record, financial strength and creditworthiness, nature of their credit relationship with their funders/investors, and/or other factors; or (c) partnering with a different developer (and project) that could deliver the targeted affordable units with a lower tax rebate requirement due to any combination of reduced project cost factors.

A trade-off with the alternative approaches is that they would introduce uncertainty as to whether and when the CRA could secure such agreements, whereas establishing an agreement with the PBKC project proponents would provide a more definitive timeline for project development and associated community benefits.

July 7, 2025

Denise Pennell, FRA-RA
Director of Planning & Development
Westgate CRA, Palm Beach County
1280 Old N. Congress Avenue, Suite 215
West Palm Beach, FL 33409
(Via email: dpennell@pbc.gov)

**RE: Professional Civil Engineering & Surveying Services
N. Florida Mango Rd., West Palm Beach, FL
West Palm Beach, Florida
Engenuity Group, Inc. Project No. 14162.06**

Dear Ms. Pennell:

We are pleased to offer this proposal to render Professional Civil Engineering & Surveying services in connection with the project located along N. Florida Mango Rd., Westgate, FL. (hereinafter called the "Project").

Surveying Services

Engenuity Group, Inc. will prepare a Topographic and Tree Survey pursuant to Chapter 5J-17.050, Florida Administrative Code, of N. Florida Mano Road between Belvedere Road and Okeechobee Blvd., also shown by the attached graphic outlined in **red**, which is approximately 5,480 linear feet.

See the attached **Designated Scope of Services** for a specific list of items to be included on the survey.

Total Fee: \$32,935.00

The final deliverable will be an electronically signed and sealed copy of the Topographic & Tree Survey with accompanying AutoCAD file, which can be provided within thirty (30) business days of receiving authorization to proceed. In the event of rain delaying our field work, the delivery time will be pushed back the same number of days.

Engineering Services

Our services will consist of preparation of conceptual engineering layout, conceptual stormwater calculations, conceptual cost estimate, and a permit summary outlining anticipated fees and review time. Our services as set forth will be provided for a lump sum of **\$18,750.00** based on the following distribution of compensation:

A. Engineering Feasibility Report	\$6,500.00
B. Conceptual Plans and Calculations	\$6,400.00

C. Street lighting investigation

\$5,850.00

Permit Fees, Reproduction Charges and Reimbursable Expenses

The Total Contract Price **does not** include the payment of any governmental agency submittal or processing fees. The cost of these fees and any costs incurred by the office for printing, reproduction and other reimbursable expenses such as postage, travel, and document copy charges will be billed to the client monthly.

Invoicing and Payment

Work will be invoiced on a monthly basis for work completed to date. Invoice shall be paid in full by the Client within thirty (30) days of the invoice date, unless within such thirty (30) day period, Client notifies Engenuity Group, Inc. in writing of its objection to the amount of said invoice. Such notice shall be accompanied by payment of any undisputed portion of said invoice. If written objection is not received within thirty (30) days it shall constitute approval of invoice by Client. If the payment is not received within fifteen (15) days of billing date, a late charge will be added to the invoice in the amount of 1½ percent per month on the outstanding balance. If payment is not received within sixty (60) days of the invoice date, work may be suspended on the project until the outstanding invoice(s) are paid in full.

This proposal represents the entire understanding between you and us with respect to the Project. If this satisfactorily sets forth your understanding of our agreement, please execute the attached Authorization and return it to us. If you have any questions, please do not hesitate to contact us.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS CONTRACT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT, AS LONG AS THE CONSULTANT MAINTAINS THE PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT AND AS LONG AS ANY DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT.

Sincerely,



Richard Brown, E.I.
Project Manager

Approved by,



Adam Swaney, P.E.
Director of Engineering

Authorization: Professional Civil Engineering & Surveying Services
N. Florida Mango Rd., West Palm Beach, FL
Westgate, Florida
Engenuity Group, Inc. Project No. 14162.06

By: _____ **Date:** _____
(Name & Title)

For: _____
(Name of Company)

Contract Amount: \$51,685.00

I am ____ I am not ____ The Owner of the Property

The Property Owner Is: _____

Address: _____

Telephone: _____

Fax: _____

DESIGNATED SCOPE OF SERVICES: TOPOGRAPHIC/TREE SURVEY**NAME: N. FLORIDA MANGO RD., WEST PALM BEACH, FL****ENGENUITY PROJECT NO. 14162.06****DATE: 7/7/2025**

TASK:	Included in Contract (Yes/No)
Topographical Survey	
Minimum of two permanent benchmarks per every 500' on site; description and elevation to nearest .01'.	Yes
Contours at 1-foot intervals; error shall not exceed one half contour interval.	No
Spot elevation at each intersection of a 50-foot square grid covering the property.	No
Spot elevations at street intersection and at 100 feet on center curb, sidewalk and edge of paving including far side of paving.	Yes
Topographic data will be obtained at 50-foot intervals of the road from right-of-way to right-of-way plus five feet	Yes
Plotted location of structures, man-made (e.g., paved areas) and natural features.	Yes
Location of water mains, and other utilities including, but not limited to, buried tanks and septic fields serving, or on, the property based on as-built information supplied by utility companies.	No
Location of fire hydrants available to the property.	Yes
Location and characteristics of power and communications systems above grade.	Yes
Location, size, depth and direction of flow of sanitary sewers, storm drains and culverts serving, or on, the property; location of catch basins and manholes, and inverts of pipe at each.	Yes
Name of the operating authority of each utility.	No
Elevation of water in any excavation, well or nearby body of water.	No
Extent of watershed onto the property.	No
Trees of 6" and over (caliper 3' above ground); locate within 1' tolerance and give species in English or botanical terms.	Yes
Specimen trees flagged by the Owner or the Architect (___ in number); locate to the center within 1' tolerance; give species in English or botanical terms, give caliper and ground elevation on upper slope side.	No
Perimeter outline only of thickly wooded areas unless otherwise directed.	Yes
Confirm soil boring location(s).	No
SUE Services included in the scope	No
Scale of drawing is typically 1"=20' but will be determined by Engenuity Group, Inc. unless the client specifies a scale they would like the drawing at.	
Other (specify): 1. Datum will be National American Vertical Datum 1988 (NAVD 88) 2. SUE Services and Tree Tagging/table are not included in the services	

Graphic

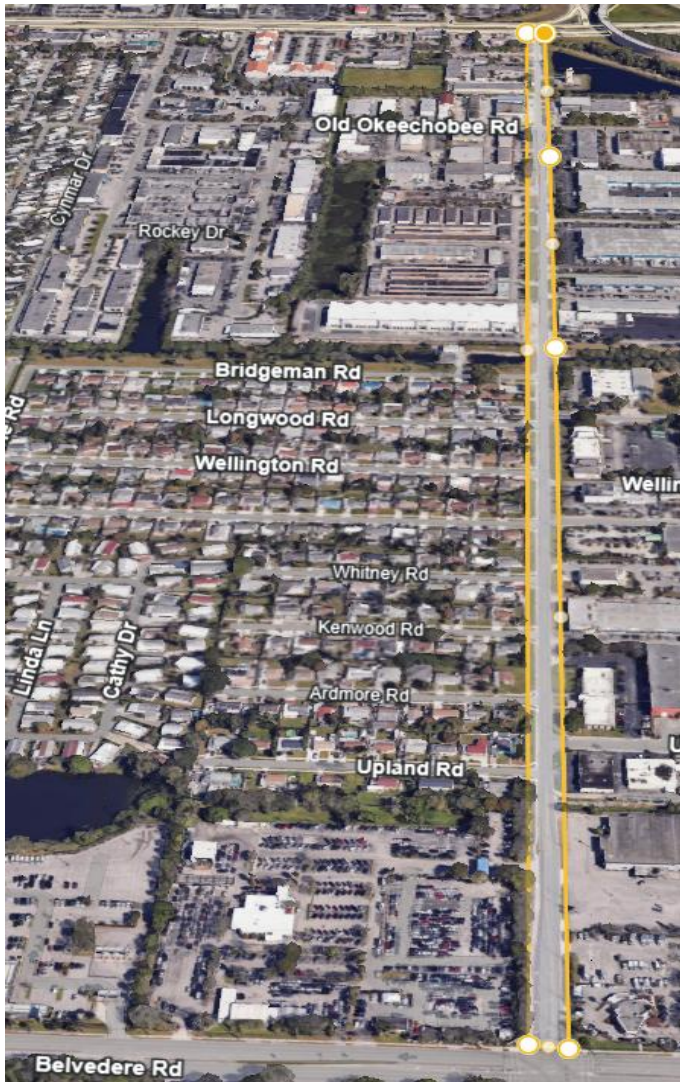


EXHIBIT “A”

N. Florida Mango Rd., West Palm Beach, FL Westgate CRA Engenuity Group Project No. 14162.06

ENGINEER’S SERVICES:

A1.01 Engineering Feasibility Report

- A. Meet with OWNER to define and clarify OWNER'S requirements for the Project and available data.
- B. Prepare a feasibility study to include investigating culverting existing ditches/swales along on the County owned side of N. Florida Mango from Belvedere to Bridgeman Drive to ensure safety of pedestrians utilizing the adjacent sidewalk. Investigate the possibility of replacing/relocating existing sidewalk. Also, from Old Okeechobee Blvd to Okeechobee Blvd look at the possibility for new drainage improvements.
- C. Prepare drainage calculations to determine if feasible to satisfy Palm Beach County (PBC) and South Florida Water Management District (SFWMD) criteria for water quality and conveyance purposes. No permit submittals will be made for this study.
- D. Prepare a street lighting investigation along N. Florida Manago Rd from Belvedere RD to Okeechobee Blvd.
- E. Recent aerial photography obtained though PBC will be used, along with a topographic survey as a base map for conceptual plan.
- F. Research of existing utility systems for water, sewer, gas, and wire utilities within the right of way.
- G. This proposal does **NOT** include the following:
 - 1. Final design or construction plans
 - 2. Agency permitting
 - 3. Environmental Analysis including Wetlands, Uplands, or contamination.

July 7, 2025

Denise Pennell, FRA-RA
Director of Planning & Development
Westgate CRA, Palm Beach County
1280 Old N. Congress Avenue, Suite 215
West Palm Beach, FL 33409
(Via email: dpennell@pbc.gov)

**RE: Professional Civil Engineering & Surveying Services
Culvert – N. Congress Ave & N. Florida Mango Rd.
West Palm Beach, Florida
Engenuity Group, Inc. Project No. 14162.07**

Dear Ms. Pennell:

We are pleased to offer this proposal to render Professional Civil Engineering & Surveying services in connection with the project located between N. Congress Ave & N. Florida Mango Rd., West Palm Beach, FL. (hereinafter called the "Project").

Surveying Services

Engenuity Group, Inc. will prepare a Topographic and Tree Survey pursuant to Chapter 5J-17, Florida Administrative Code, of the canal between N. Congress Avenue and N. Florida Mango Road, identified by Parcel Control Number: 00-43-43-29-00-000-3010, the specific survey limits are shown in **blue** in the graphic below which is approximately 2,660 linear feet.

See the attached **Designated Scope of Services** for a specific list of items to be included on the survey. Cross sections of the canal will be obtained at 100-foot intervals and extend from right-of-way to right-of-way plus ten (10) feet on either side. Cross sections will be drawn in plat and profile view and be prepared in accordance with Palm Beach County Standards.

Surveying Fee: \$19,084.00

The final deliverable will be an electronically signed and sealed copy of the Topographic & Tree Survey with accompanying AutoCAD file, which can be provided within thirty (30) business days of receiving authorization to proceed. In the event of rain delaying our field work, the delivery time will be pushed back the same number of days.

Engineering Services

Our services will consist of preparation of feasibility study report and conceptual engineering layout, conceptual stormwater calculations, conceptual cost estimate, and a permit summary outlining anticipated fees and review time. Our services as set forth will be provided for a lump sum of **\$27,000.00** based on the following distribution of compensation:

A. Engineering Feasibility Report

\$12,000.00

B. Conceptual Plans and Calculations

\$15,000.00

Permit Fees, Reproduction Charges and Reimbursable Expenses

The Total Contract Price **does not** include the payment of any governmental agency submittal or processing fees. The cost of these fees and any costs incurred by the office for printing, reproduction and other reimbursable expenses such as postage, travel, and document copy charges will be billed to the client monthly.

Invoicing and Payment

Work will be invoiced on a monthly basis for work completed to date. Invoice shall be paid in full by the Client within thirty (30) days of the invoice date, unless within such thirty (30) day period, Client notifies Engenuity Group, Inc. in writing of its objection to the amount of said invoice. Such notice shall be accompanied by payment of any undisputed portion of said invoice. If written objection is not received within thirty (30) days it shall constitute approval of invoice by Client. If the payment is not received within fifteen (15) days of billing date, a late charge will be added to the invoice in the amount of 1½ percent per month on the outstanding balance. If payment is not received within sixty (60) days of the invoice date, work may be suspended on the project until the outstanding invoice(s) are paid in full.

This proposal represents the entire understanding between you and us with respect to the Project. If this satisfactorily sets forth your understanding of our agreement, please execute the attached Authorization and return it to us. If you have any questions, please do not hesitate to contact us.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS CONTRACT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT, AS LONG AS THE CONSULTANT MAINTAINS THE PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT AND AS LONG AS ANY DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT.

Sincerely,



Richard Brown, E.I.
Project Manager

Approved by,



Adam Swaney, P.E.
Director of Engineering

Authorization: Professional Civil Engineering & Surveying Services
Culvert – N. Congress Ave & N. Florida Mango Rd.
West Palm Beach, Florida
Engenuity Group, Inc. Project No. 14162.07

By: _____ **Date:** _____
(Name & Title)

For: _____
(Name of Company)

Contract Amount: \$46,084.00

I am ____ I am not ____ The Owner of the Property

The Property Owner Is: _____

Address: _____

Telephone: _____

Fax: _____

DESIGNATED SCOPE OF SERVICES: TOPOGRAPHIC/TREE SURVEY
NAME: CULVERT – N. CONGRESS AVE & N. FLORIDA MANGO RD.
ENGENUITY PROJECT NO. 14162.07 DATE: 7/7/2025

TASK: Topographical Survey	Included in Contract
Minimum of two permanent benchmarks per every 500' on site; description and elevation to nearest .01'.	Yes
Contours at 1-foot intervals; error shall not exceed one half contour interval.	No
Spot elevation at each intersection of a 50-foot square grid covering the property.	No
Spot elevations at street intersection and at 100 feet on center curb, sidewalk and edge of paving including far side of paving.	Yes
Topographic data will be obtained at 100-foot intervals of the canal from right-of-way to right-of-way plus ten feet on either side with five-foot spacing along the cross sections and any apparent grade breaks	Yes
Plotted location of structures, man-made (e.g., paved areas) and natural features.	Yes
Location of water mains, and other utilities including, but not limited to, buried tanks and septic fields serving, or on, the property based on as-built information supplied by utility companies.	No
Location of fire hydrants available to the property.	Yes
Location and characteristics of power and communications systems above grade.	Yes
Location, size, depth and direction of flow of sanitary sewers, storm drains and culverts serving, or on, the property; location of catch basins and manholes, and inverts of pipe at each.	Yes
Name of the operating authority of each utility.	No
Elevation of water in any excavation, well or nearby body of water.	Yes
Extent of watershed onto the property.	No
Trees of 6" and over (caliper 3' above ground); locate within 1' tolerance and give species in English or botanical terms.	Yes
Specimen trees flagged by the Owner or the Architect (___ in number); locate to the center within 1' tolerance; give species in English or botanical terms, give caliper and ground elevation on upper slope side.	No
Perimeter outline only of thickly wooded areas unless otherwise directed.	Yes
Confirm soil boring location(s).	No
SUE Services included in the scope	No
Scale of drawing is typically 1"=20' but will be determined by Engenuity Group, Inc. unless the client specifies a scale they would like the drawing at.	
Other (specify): 1. Datum will be National American Vertical Datum 1988 (NAVD 88) 2. SUE Services and Tree Tagging/Table are not included in the services	

Graphic

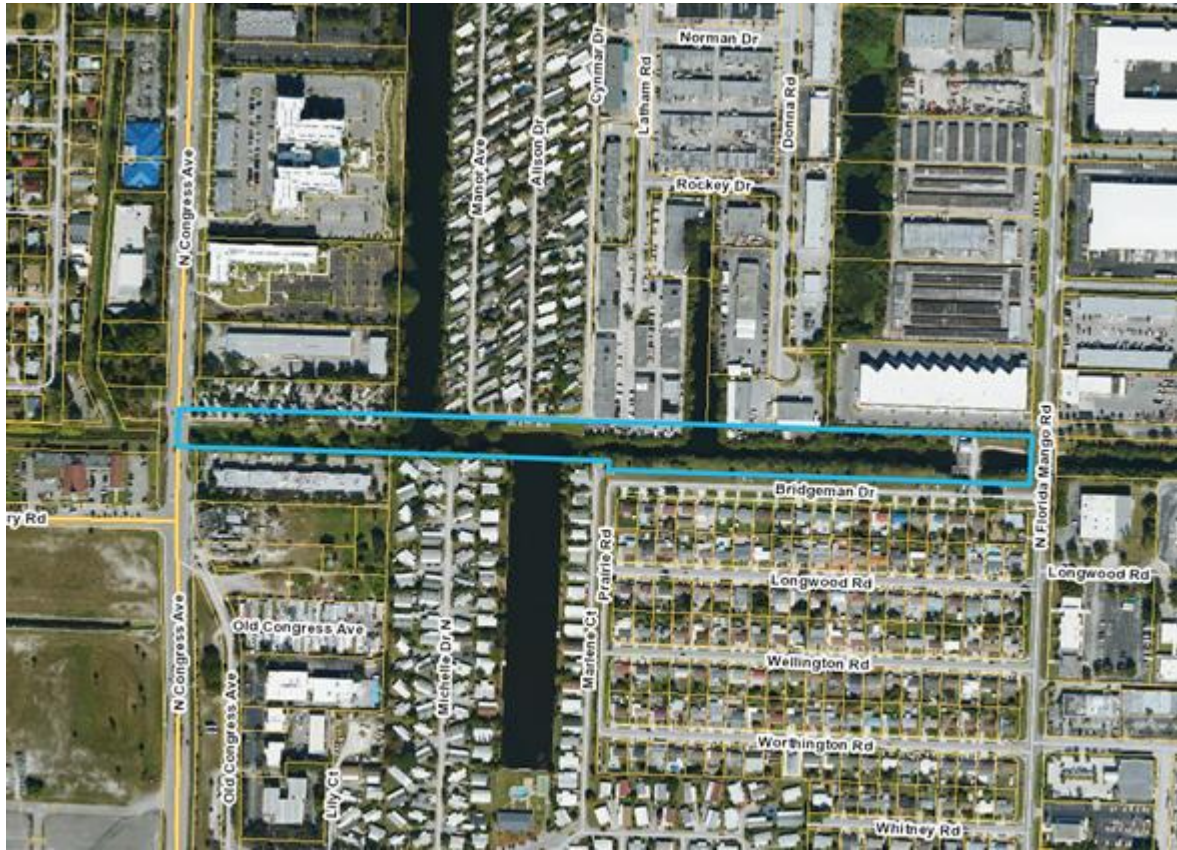


EXHIBIT “A”

Culvert – N. Congress Ave & N. Florida Mango Rd.

Westgate CRA

Engenuity Group Project No. 14162.07

ENGINEER’S SERVICES:

A1.01 Engineering Feasibility

- A. Meet with OWNER to define and clarify OWNER'S requirements for the Project and available data.
- B. Prepare a feasibility study to include investigation of culverting existing county owned drainage canal just north of Bridgeman Drive from N. Florida Mango to N. Congress Avenue to provide for future roadway and other infrastructure developments.
- C. Prepare drainage calculations to determine feasibility of satisfying Palm Beach County (PBC) and South Florida Water Management District (SFWMD) criteria for water quality and conveyance purposes. No permit submittals will be made for this study.
- D. Recent aerial photography obtained though PBC will be used, along with a topographic survey as a base map for conceptual plan.
- E. Research of existing utility systems for water, sewer, gas, and wire utilities.
- F. This proposal does **NOT** include the following:
 - 1. Final design or construction plans
 - 2. Agency permitting
 - 3. Environmental Analysis including Wetlands, Uplands, or contamination.

July 7, 2025

Denise Pennell, FRA-RA
Director of Planning & Development
Westgate CRA, Palm Beach County
1280 Old N. Congress Avenue, Suite 215
West Palm Beach, FL 33409
(Via email: dpennell@pbc.gov)

**RE: Professional Civil Engineering Services & Surveying Services
Donnell Rd., Westgate, FL
Westgate, Florida
Engenuity Group, Inc. Project No. 14162.05**

Dear Ms. Pennell:

We are pleased to offer this proposal to render Professional Civil Engineering & Surveying services in connection with the project located along Donnell Rd., Westgate, FL. (hereinafter called the "Project").

Surveying Services

Engenuity Group, Inc. will prepare a Topographic and Tree Survey pursuant to Chapter 5J-17.050, Florida Administrative Code, of Donnell Road from Okeechobee Blvd to Westgate Avenue as shown in **red** on the attached graphic, which is approximately 1,340 linear feet.

See the attached **Designated Scope of Services** for a specific list of items to be included on the survey.

Total Fee: \$8,055.00

The final deliverable will be an electronically signed and sealed copy of the Topographic & Tree Survey with accompanying AutoCAD file, which can be provided within thirty (30) business days of receiving authorization to proceed. In the event of rain delaying our field work, the delivery time will be pushed back the same number of days.

Engineering Services

Our services will consist of preparation of feasibility study report and conceptual engineering layout, conceptual stormwater calculations, conceptual cost estimate, and a permit summary outlining anticipated fees and review time. Our services as set forth will be provided for a lump sum of **\$23,500.00** based on the following distribution of compensation:

A. Engineering Feasibility Report	\$8,500.00
B. Conceptual Plans and Calculations	\$15,000.00

Permit Fees, Reproduction Charges and Reimbursable Expenses

The Total Contract Price **does not** include the payment of any governmental agency submittal or processing fees. The cost of these fees and any costs incurred by the office for printing, reproduction and other reimbursable expenses such as postage, travel, and document copy charges will be billed to the client monthly.

Invoicing and Payment

Work will be invoiced on a monthly basis for work completed to date. Invoice shall be paid in full by the Client within thirty (30) days of the invoice date, unless within such thirty (30) day period, Client notifies Engenuity Group, Inc. in writing of its objection to the amount of said invoice. Such notice shall be accompanied by payment of any undisputed portion of said invoice. If written objection is not received within thirty (30) days it shall constitute approval of invoice by Client. If the payment is not received within fifteen (15) days of billing date, a late charge will be added to the invoice in the amount of 1½ percent per month on the outstanding balance. If payment is not received within sixty (60) days of the invoice date, work may be suspended on the project until the outstanding invoice(s) are paid in full.

This proposal represents the entire understanding between you and us with respect to the Project. If this satisfactorily sets forth your understanding of our agreement, please execute the attached Authorization and return it to us. If you have any questions, please do not hesitate to contact us.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS CONTRACT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT, AS LONG AS THE CONSULTANT MAINTAINS THE PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT AND AS LONG AS ANY DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT.

Sincerely,



Richard Brown, E.I.
Project Manager

Approved by,



Adam Swaney, P.E.
Director of Engineering

Authorization: Professional Civil Engineering Services & Surveying Services
Donnell Rd., Westgate, FL
Westgate, Florida
Engenuity Group, Inc. Project No. 14162.05

By: _____ **Date:** _____
(Name & Title)

For: _____
(Name of Company)

Contract Amount: \$31,555.00

I am ____ I am not ____ The Owner of the Property

The Property Owner Is: _____

Address: _____

Telephone: _____

Fax: _____

DESIGNATED SCOPE OF SERVICES: TOPOGRAPHIC/TREE SURVEY**NAME: DONNELL RD., WESTGATE, FL****ENGENUITY PROJECT NO. 14162.05****DATE: 7/7/2025**

TASK:	Included in Contract (Yes/No)
Topographical Survey	
Minimum of two permanent benchmarks per every 500' on site; description and elevation to nearest .01'.	Yes
Contours at 1-foot intervals; error shall not exceed one half contour interval.	No
Spot elevation at each intersection of a 50-foot square grid covering the property.	No
Spot elevations at street intersection and at 100 feet on center curb, sidewalk and edge of paving including far side of paving.	Yes
Topographic data will be obtained at 50-foot intervals of the road from right-of-way to right-of-way plus five feet	Yes
Plotted location of structures, man-made (e.g., paved areas) and natural features.	Yes
Location of water mains, and other utilities including, but not limited to, buried tanks and septic fields serving, or on, the property based on as-built information supplied by utility companies.	No
Location of fire hydrants available to the property.	Yes
Location and characteristics of power and communications systems above grade.	Yes
Location, size, depth and direction of flow of sanitary sewers, storm drains and culverts serving, or on, the property; location of catch basins and manholes, and inverts of pipe at each.	Yes
Name of the operating authority of each utility.	No
Elevation of water in any excavation, well or nearby body of water.	No
Extent of watershed onto the property.	No
Trees of 6" and over (caliper 3' above ground); locate within 1' tolerance and give species in English or botanical terms.	Yes
Specimen trees flagged by the Owner or the Architect (___ in number); locate to the center within 1' tolerance; give species in English or botanical terms, give caliper and ground elevation on upper slope side.	No
Perimeter outline only of thickly wooded areas unless otherwise directed.	Yes
Confirm soil boring location(s).	No
SUE Services included in the scope	No
Scale of drawing is typically 1"=20' but will be determined by Engenuity Group, Inc. unless the client specifies a scale they would like the drawing at.	
Other (specify): 1. Datum will be National American Vertical Datum 1988 (NAVD 88) 2. SUE Services and Tree Tagging/Table are not included in the services	

Graphic

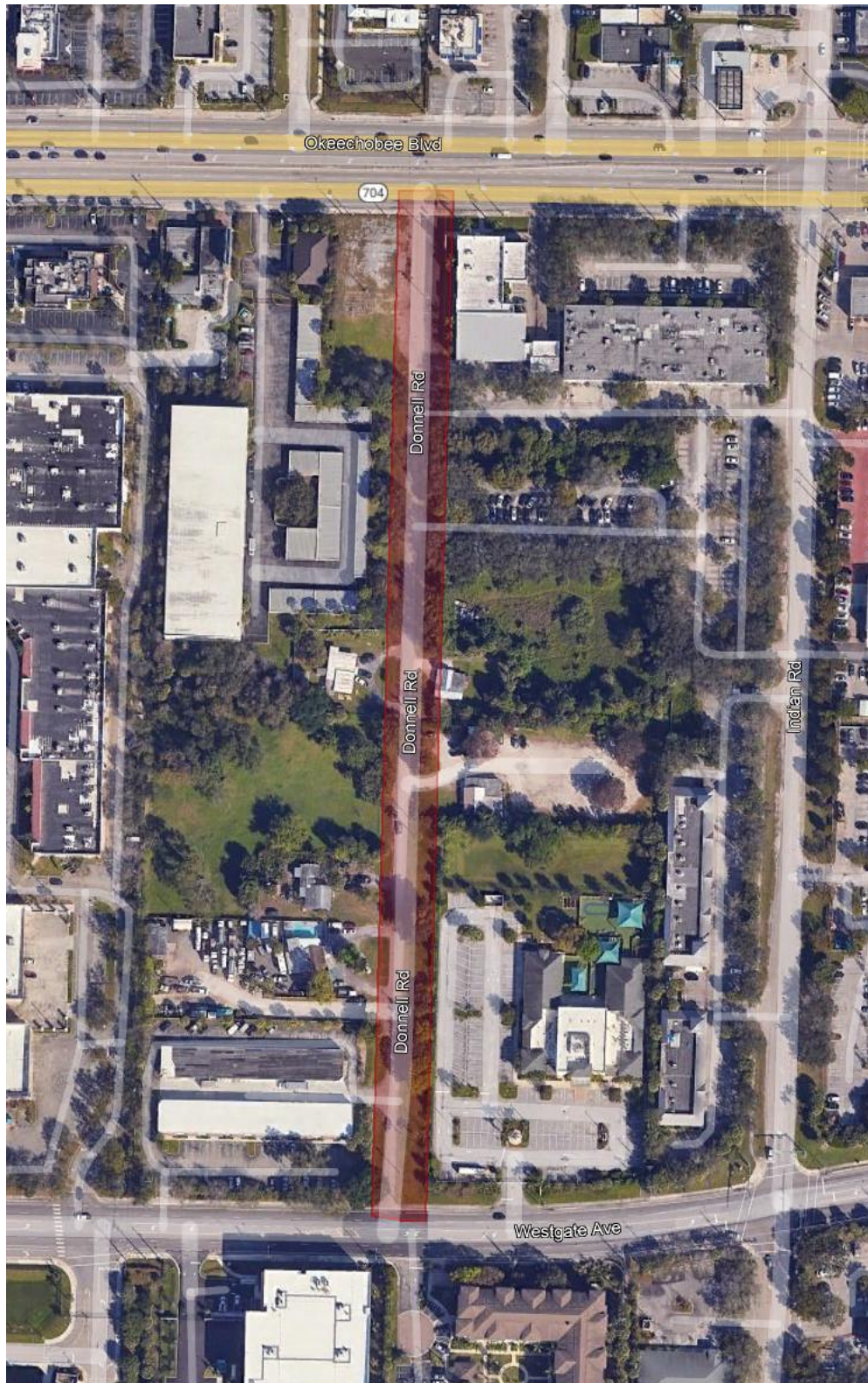


EXHIBIT “A”

Donnell Rd., Westgate, FL Westgate CRA Engenuity Group Project No. 14162.05

ENGINEER’S SERVICES:

A1.01 Engineering Feasibility

- A. Meet with OWNER to define and clarify OWNER’S requirements for the Project and available data.
- B. Prepare a feasibility study to include investigation of providing a new sanitary sewer extension for future development improvements along Donnell Rd corridor from Okeechobee Blvd to Westgate Rd. Verification of existing water main within the corridor servicing the adjacent properties. Also investigate the possibility of widening the roadway (may need to acquire easements or right of way) as well as other right of way improvements and the provision of new drainage system.
- C. Prepare drainage calculations to determine feasibility of satisfying Palm Beach Country (PBC) and South Florida Water Management District (SFWMD) criteria for water quality and conveyance purposes. No permit submittals will be made for this study.
- D. Recent aerial photography obtained though PBC will be used, along with a topographic survey as a base map for conceptual plan.
- E. Research of existing utility systems for water, sewer, gas, and wire utilities.
- F. This proposal does **NOT** include the following:
 - 1. Final design or construction plans
 - 2. Agency permitting
 - 3. Environmental Analysis including Wetlands, Uplands or contamination.

REDEVELOPMENT TRUST FUND

ATTACHMENT 3

	APPROVED BUDGET FY2025	PROPOSED BUDGET FY2026	INCREASE/ (DECREASE)
REVENUE:			
Balance Brought Forward	600,000	1,500,000	900,000
Ad Valorem Taxes (TIF)	4,505,484	5,512,059	1,006,575
Rental Income	14,400	0	-14,400
Interest	17,000	17,000	0
TOTAL REVENUE	5,136,884	7,029,059	1,892,175
EXPENSES:			
Employee Expenditures:			
Salaries & Wages	554,046	650,000	95,954
Retirement	65,414	75,000	9,586
Insurance - Health/Dental	95,964	116,000	20,036
Payroll Taxes	49,089	69,000	19,911
Total Payroll Expenditures	764,513	910,000	145,487
Professional Expenditures			
Eng. & Const. Coordination	255,000	355,000	100,000
Technical Assistance	100,000	200,000	100,000
Audit Fees	25,000	27,000	2,000
Legal Fees	60,000	70,000	10,000
Total Professional Expenditu	440,000	652,000	212,000
Other Expenditures			
Government Fees & Service	300	500	200
Insurance/Property/Liability	30,000	30,000	0
Landscape & Prop. Maintena	150,000	250,000	100,000
Property Management	50,000	50,000	0
Streetlights/Utilities	110,000	120,000	10,000
Office Rent/Utilities	90,000	95,000	5,000
Advertising			0
Community Garden	130,000	135,000	5,000
Community Activities	100,000	100,000	0
Information Dissemination	60,000	160,000	100,000
Public Transit	0	450,000	450,000
Bank Fees & Charges	2,600	3,000	400
Neighborhood Preserv. Gran	100,000	160,000	60,000
COVID-19 SBA Program	0	0	0
Tenant Buildout Asst.	0	100,000	100,000
Rent Asst. program	0	100,000	100,000
Site Develop. Asst. Program	150,000	200,000	50,000
Dues & Subscriptions	2,500	3,500	1,000
Housing & Economic Devel.	900,000	2,000,000	1,100,000
Staff & Board Development	30,000	40,000	10,000
Office Equipment/Supplies	25,000	35,000	10,000
Miscellaneous	50,471	20,059	-30,412
Transfer to Debt Service Fur	915,000	915,000	0
Transfer to Capital Improv.	1,020,000	500,000	-520,000
Total Other Expenditures	3,915,871	5,467,059	1,551,188
Total Expenditures	5,120,384	7,029,059	1,908,675

CAPITAL IMPROVEMENT FUND

	APPROVED FY2025	PROPOSED FY2026	INCREASE/ DECREASE
REVENUES:			
Loan Proceed/Property Acqu	\$ 900,000.00	\$ 2,700,000.00	\$ 1,800,000.00
Balance Brought Forward	\$ 1,000,000.00	\$ -	\$ (1,000,000.00)
Solid Waste Authority	\$ -	\$ -	\$ -
Transferred from Trust Fund	\$ 1,020,000.00	\$ 500,000.00	\$ (520,000.00)
USDA Grant	\$ -	\$ -	\$ -
TPA Grant Proceed	\$ 1,000,000.00	\$ 1,000,000.00	\$ -
Other Grants			\$ -
Total Revenue	\$ 3,920,000.00	\$ 4,200,000.00	\$ 280,000.00
EXPENDITURES:			
Construction Projects			
Property Acquisition	\$ 900,000.00	\$ 2,500,000.00	\$ 1,600,000.00
BH Infrastructure Improveme	\$ -	\$ -	\$ -
Donnell	\$ -	\$ 1,000,000.00	\$ 1,000,000.00
Florida Mango	\$ -	\$ 700,000.00	\$ 700,000.00
Cherry and Other Infrastruct	\$ 2,500,000.00	\$ -	\$ (2,500,000.00)
Seminole Blvd	\$ 300,000.00	\$ -	\$ (300,000.00)
Westgate Avenue	\$ 220,000.00	\$ -	\$ (220,000.00)
Total Expenditures	\$ 3,920,000.00	\$ 4,200,000.00	\$ 280,000.00

Transportation Planning Agency Fund

	APPROVED FY2025	PROPOSED FY2026	INCREASE/ DECREASE	CONSTRUCTION
REVENUES:				
Balance Brought Forward	\$ 3,500,000.00	\$ -	\$ (3,500,000.00)	
BelvedereHeights Phase 1	\$ -	\$ -	\$ -	
Belvedere Heights Phase 2	\$ -	\$ -	\$ -	
Westgate Ave Streetscape	\$ -	\$ -	\$ -	
Seminole Boulevard	\$ -	\$ -	\$ -	
Cherry Road	\$ -	\$ -	\$ -	
Total Revenue	\$ 3,500,000.00	\$ -	\$ (3,500,000.00)	
EXPENDITURES:				
Construction Projects				
Belvedere Heights Phase 1	\$ -	\$ -	\$ -	Completed
Belvedere Heights Phase 2	\$ -	\$ -	\$ -	Completed
Westgate Ave Streetsca[e	\$ 2,000,000.00	\$ -	\$ (2,000,000.00)	2025
Seminole Boulevard	\$ 500,000.00	\$ -	\$ (500,000.00)	2024
Cherry Road	\$ 1,000,000.00	\$ -	\$ (1,000,000.00)	2025
Total Expenditures	\$ 3,500,000.00	\$ -	\$ (3,500,000.00)	

DEBT SERVICE FUND

	APPROVED FY2025	PROPOSED FY2026	INCREASE/ DECREASE
REVENUES:			
Balance Brought Forward	-	-	-
Accumulated Interest	-	-	-
Transfer from Operating Fun	915,000.00	915,000.00	-
Transfer from Reserve Fund	-	-	-
Total Revenues	915,000.00	915,000.00	-
EXPENDITURES:			
Debt Service:			-
Interest	440,000.00	440,000.00	-
Principal	475,000.00	475,000.00	-
Bank Fees	-	-	-
Paying Agent Fees	-	-	-
Reserve-Future Debt Service	-	-	-
Total Expenditures	915,000.00	915,000.00	-

RESERVE FUND

	APPROVED FY2025	PROPOSED FY2026	INCREASE DECREASE
REVENUES:			
Balance Brought Forward	\$360,000.00	\$374,000.00	\$14,000.00
Reserve Required	\$0.00	\$0.00	\$0.00
Interest	\$13,160.00	\$14,000.00	\$840.00
Total Revenues	\$373,160.00	\$388,000.00	\$14,840.00
EXPENDITURES:			
Bank Fees and charges	\$160.00	\$170.00	\$10.00
Reserve	\$360,000.00	\$387,830.00	\$27,830.00
Transfer to Reserve Fund	\$13,000.00		-\$13,000.00
Total Expenditures	\$373,160.00	\$388,000.00	\$14,840.00