

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

June 08, 2026

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:01 p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Juan Groves
Teliska Wolliston

Absent: Ruth Haggerty

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: None

Others Present: Deputy Gomez
Deputy Robinson

Zoom Attendees:

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda.
- It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt the agenda as presented. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Wolliston and seconded by Ms. Rufty to adopt May 11, 2026, minutes. Motion carried (4-0)**

IV. PUBLIC COMMENT

- PBSO Deputy Gomez and Deputy Robinson gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Election of Board Officers

Mr. Michel introduced who made a presentation to the Board.

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

It was moved by Ms. Rufty to nominate Mr. Daniels as Board Chair and by Ms. Wolliston to nominate Ms. Rufty as Vice-Chair. The motion passed unanimously (4-0)

2. Consideration of Solar-Powered Streetlights for Westgate Avenue

Mr. Michel made a presentation to the Board.

The Westgate Avenue streetscape, funded by Tax Increment Financing (TIF) and a grant from FDOT through the Palm Beach County Metropolitan Planning Organization (MPO), is not completed. Last year, a thief stole all the copper wiring powering the decorative streetlights and vandalized the junction boxes. The County's Engineering Department, on behalf of the Westgate CRA, has been working with a contractor to replace the wires and turn the lights back on. While

replacing the wires, the contractor noticed that someone had broken two of the boxes and stolen new wires from one of the light poles. The CRA reported the theft to the Sheriff's Office, which had started an investigation.

The thief seems to operate at night, when there is less traffic on Westgate Avenue, to avoid onlookers and the police. We do not have a lead at this time, but the Sheriff's office continues investigating the case.

Copper wire theft is becoming a problem in many neighborhoods throughout Palm Beach County. The County Engineering Department and the Sheriff's Office have asked the CRA to consider using solar-powered lights that are less attractive to thieves, since the resale market for solar panels and batteries is less lucrative than that for copper wire.

Replacing the existing decorative lights on Westgate Avenue has a cost. FDOT has asked that they be reimbursed for the lights that have been installed. Installing the solar-powered lights will cost the CRA over \$1.75 million.

The CRA has these types of streetlights in four areas. It is not feasible to replace all of them with solar-powered lights. We should look at other alternatives to secure the existing lights.

Staff recommends keeping the existing lights while exploring other security alternatives.

It was moved by Ms. Rufty and seconded by Ms. Wolliston to keep the existing lights and authorize staff to explore other security alternatives. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel informed the Board that the Cherry Road streetscape is completed. Staff is planning to hold a walk-through to close out the project.

Ms. Pennell updated the Board on the Countywide Master Transportation Plan (CTMP) being prepared by consultants hired by the Palm Beach County Board of County Commissioners. Several groups have expressed concerns regarding a proposed elevated grade separation for Okeechobee Blvd. from the Turnpike to I-95. The Board does not support the proposed option and directed staff to express their concerns to the CTMP team.

Ms. Pennell also updated the Board on the Private Development Projects.

Ms. Bui reminded the Board that Thursday, June 11th will be Coffee with the Firefighters at Autumn Ridge. Summer Fun At The Park will be on June 12. The monthly food distribution is on June 12 and June 24th at 5:00 p.m. Also, a Parent Workshop is scheduled at Opportunity Inc. On July 8th, another Coffee with the Deputies will be held at Westgate Plaza.

IX ATTORNEY'S REPORTS

- No Attorney's Report

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 5:44p.m.

 _____ Redevelopment Specialist/Administrative Assistant
Mai Bui