

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

July 13, 2026

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

Mr. Daniels, the Board Chair, called the meeting to order at 5:00 p.m. The roll was called by Ms. Bui.

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

Absent: None

Staff Present: Elizée Michel, Executive Director – via Zoom
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: None

Zoom Attendees: Deputy Robinson

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 (5-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Wolliston and seconded by Ms. Rufty to adopt June 08, 2026, minutes. Motion carried (5-0)

IV. PUBLIC COMMENT

- PBSO 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. Approval of Auditor's Letter of Engagement for Fiscal Year 2026 Financial Statements Audit

Mr. Michel made a presentation to the Board.

The CRA is seeking the services of Ward & Company to audit the financial records of the CRA for fiscal year 2026. The auditors will be responsible for testing the accounting records of the Westgate CRA and performing other procedures deemed necessary to prepare a comprehensive report in accordance with the standards for financial audits set forth in the Government Auditing Standards, issued by the Comptroller General of the United States. It is estimated that a single audit will not be needed this year. Ward and Company has submitted a proposal for the work. The company proposes completing the audit for an amount not to exceed \$32,000.

Staff recommend that the Board authorize staff to engage Ward and Company, P.A. to provide auditing services for the fiscal year ending in September of 2026 for an amount not to exceed \$32,000.

Ms. Haggerty asked how much the auditor charged last year. Last year, the auditor's proposal was not to exceed \$30,000.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to engage Ward and Company, P.A. to provide auditing services for the fiscal year ending in September of 2026 for an amount not to exceed \$32,000. The motion passed unanimously (5-0)

2. Consideration of Fiscal Year 2027 Budget

Mr. Michel made a presentation to the Board.

This is the first reading of the Fiscal Year 2027 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 budget includes all revenues and expenses programmed for the Westgate Belvedere Homes CRA.

The Redevelopment Trust Fund presents, in a line-by-line format, all items funded by tax increment revenues. The total projected amount for the Tax Increment Financing (TIF) Trust Fund is \$6,803,632. This section details administrative and programmatic expenses. The preliminary tax roll value shows a 23% increase in TIF this year. The final tax is computed at the end of the year. The Board of County Commissioners (BCC) has not proposed a millage change for this year's ad valorem tax revenue calculations. The projected amount will change if the BCC reduces the millage rate. The proposed budget includes a 3% cost-of-living adjustment and merit raises of up to 3%, as recommended by County Administration and the BCC. The Trust Fund highlights the focus areas outlined in the Redevelopment Plan and proposes funding for economic development, housing, community engagement, and public transportation activities.

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 \$5,000,000. Funds are budgeted to improve the streetscapes of Florida Mango Road, Donnell Road, Seminole Boulevard, and Westgate Avenue.

The Transportation Enhancement part shows the grants received from the Metropolitan Planning Organization (MPO), formerly known as the Transportation Planning Agency (TPA), and the Florida Department of Transportation. There won't be any active MPO project for next year. The last open project is Cherry Road. It is being paid out of the previous year's budget. Construction for Westgate Avenue and Seminole Boulevard was completed last year. However, the CRA needs to upgrade the landscaping and repair streetlights vandalized by local criminals.

The Debt Service Fund shows how funds will be used to pay off debt. There is a modest amount of funds in the reserve account to ensure that money is available to cover debt.

This is the first reading of the budget. Staff is 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.

Ms. Haggerty asked if the 23% increase in TIF was due to new properties that have been built and occupied, or if it also includes development that is in the planning stage or under construction.

Mr. Michel responded that the increase due to the new values applies only to projects that have been constructed, not to projects under construction or in planning stages.

- No Motion Required

3. Approval of Work Assignment #5 for Kimley-Horn and Associates, Inc. to Evaluate Feasibility and Transportation Impacts of the Proposed L-2 Canal Road Link

Ms. Pennell made a presentation to the Board.

The CRA is pursuing a potential new transportation access link adjacent to the existing L-2 Canal. The link, as proposed, would connect Congress Avenue to Australian Avenue and is intended to provide additional connectivity for the Westgate community to the east. A preliminary design has been prepared, and the CRA has requested that Kimley-Horn further evaluate the feasibility and transportation impacts of the proposed link.

The consultant is engaged to complete four tasks. Task one involves evaluating the proposed L-2 Canal project. Task two covers vision and compatibility. Task three makes recommendations. The final task four provides for meetings, conference calls, and discussions with CRA stakeholders. The firm proposed to complete these tasks for \$31,000.00

Staff recommends the Board authorize Work Assignment #5 to Kimley-Horn and Associates, Inc. to complete the feasibility study for the L-2 Canal Road Link.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize Work Assignment #5 to Kimley-Horn and Associates, Inc. to complete the feasibility study for the L-2 Canal Road Link. The motion passed unanimously (5-0)

VIII. STAFF REPORTS

Mr. Michel informed the Board that the FEMA grant, 2018 Irma, has been finalized and closed out.

Ms. Pennell updated the Board on the Redevelopment Plan update. The consultant CMA continues to work on the Plan. They are also waiting to see what the voters will decide in the November referendum about additional homestead exemptions, as that will affect all CRA plans. Ms. Pennell also updated the Board on the Private Development Projects.

Ms. Bui informed the Board that Coffee with the Deputies at Westgate Plaza had a great turnout, with several guests from WPBGo, FAU Health Clinic, and the Women's League of Voters. On Thursday, July 16, there will be a community event for the Palms West Apartments with PBSO District 3. WPBGo will also be in attendance

Congratulations to Westgate Elementary. They are now an "A" rating school.

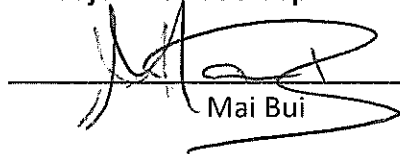
IX ATTORNEY'S REPORTS

- 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 5:30p.m.



Mai Bui

Redevelopment Specialist/Administrative Assistant