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

September 14, 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 Ruth Haggerty – arrived at 5:04p.m.
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:	Deputy Gomez Jonathan Hopkins Chelsea Reed Amelia Sherfield
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 (4-0)**

III. ADOPTION OF W/BH CRA MINUTES

- **It was moved by Ms. Rufty and seconded by Ms. Wolliston to adopt August 10, 2026, minutes. Motion carried (4-0)**

IV. PUBLIC COMMENT

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

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Approval of Contract with WPB GO West Palm Beach Mobility Coalition

Mr. Michel, Ms. Pennell, Jonathan Hopkins, Chelsey Reed, and Amelia Sherfield with wpbgo made a presentation to the Board.

The CRA has been working with the West Palm Beach Mobility Coalition for over a year. Through its membership in the coalition, the CRA collaborates, networks, and partners on mobility issues. The CRA has also negotiated a six-month agreement with WPBgo to provide specific Transportation Demand Management (TDM) services. Since then, the Coalition has led the development of a mobility program that establishes the framework for a long-term plan to encourage district residents, community partners, and employees to use alternative transportation modes rather than single-occupancy cars. They have conducted several outreach activities, engaged employers, coordinated with local partners, and implemented several incentive programs to reduce traffic congestion. The community has responded well to these programs.

This new agreement will continue these efforts and broaden the scope to expand TDM services. It will help WPBgo build stronger relationships with employers and the community, manage transportation incentives, keep the goRide E-Bike Voucher Program running, start a WPBgo Kids pilot at Westgate schools, support participants, and track results over a year. Below are work details provided by WPBgo.

Expand Community Engagement

Continue building relationships with residents through neighborhood events, multifamily communities, schools, and community organizations while increasing awareness of available transportation options and creating new opportunities for transportation education and community participation.

Strengthen Employer Partnerships

Expand outreach to employers throughout the district, introduce commuter benefit opportunities, and support workforce transportation needs.

Continue the goRide E-Bike Voucher Program

Administer a new FY2027 round of the district e-bike voucher program, coordinate participant selection, oversee voucher redemption, provide bicycle safety education through local partners, and measure participant outcomes.

Continue Transit Incentives

Continue providing Palm Tran transit incentives to eligible Westgate residents and employees using a defined program budget while leveraging state-funded and partner-supported transit resources whenever available.

Launch WPBgo Kids in Westgate

Develop and implement a school-based pilot that introduces students to active transportation, traffic safety, Complete Streets, and the conditions that shape how people walk, bike, and roll. Students will participate in age appropriate classroom education and a guided assessment of the school transportation environment.

Student observations and program findings will be organized and shared with the participating school and Westgate CRA to support community education, program storytelling, and future decision making.

Measure Performance

Track participation, program utilization, workstream progress, and outcomes while providing regular updates, invoice level performance information, an annual data driven review, and recommendations to the CRA.

The coalition proposes to provide the services outlined in the contract documents for a flat annual professional fee of $150,000. This fee also covers the CRA's annual Coalition

membership, but it does not include direct participant incentives or other implementation expenses.

Staff recommend that the Board, through its Board Chair, execute a professional services contract with WPBgo to implement necessary Transportation Demand Management strategies in the CRA district.

It was moved by Ms. Haggerty and seconded by Ms. Wolliston, through its Board Chair, execute a professional services contract with WPBgo to implement necessary Transportation Demand Management strategies in the CRA district. The motion passed unanimously (5-0)

2. **Approval of Fiscal Year 2027 Annual Redevelopment Work Plan**

Mr. Michel and Ms. Pennell made a presentation to the Board about the annual redevelopment work plan.

Community agencies are required by state law to adopt an annual Work Plan by October 1st of each year that outlines redevelopment activities, goals, and objectives for the year. CRAs must also report their progress on the work plan in December of the following year. This process should help agencies prioritize projects and demonstrate accountability. The goals and objectives of the plan adopted by October 1st, 2026, will be evaluated in December of 2027.

The Work Plan emanates from the Community Redevelopment Plan and the annual budget. The CRA's Community Redevelopment Plan (CRP) establishes the vision, redevelopment policies, goals, and investment priorities that guide the Agency's activities and provide the foundation for annual budgeting, project implementation, and performance measurement.
The CRA organizes its work efforts around seven Strategic CRP Focus Areas that align resources and activities with its redevelopment mission. These areas address economic development and redevelopment; housing and neighborhood revitalization; transportation, mobility and public infrastructure; planning and redevelopment policy; community engagement, public safety and neighborhood services; strategic partnerships, grants, and capital investment.

Redevelopment Planning & Implementation

The goal is to identify redevelopment and reinvestment opportunities by evaluating changing conditions and implementing effective plans, policies, regulations, and technical initiatives. The budget contains $900,000 for planning activities. Here are the activities proposed under planning:

1) The Community Redevelopment Plan Update is evaluating the goals, objectives, programs, and projects outlined in the 2017 Community Redevelopment Plan. The update will examine changing conditions with the CRA; growth projections and housing production will be based on District-specific studies in transportation and mobility, open space, housing needs, economic outlook, urban form and design, and water management to serve as the basis to amend the Community Redevelopment Plan. This effort will be measured by the Plan's completion and adoption
2) Comprehensive Plan / ULDC WCRAO Revisions to advance regulatory amendments to support housing production and economic investment through the regulation of uses, availability of density, and flexible development standards. It is measured by policy and code amendments or implementation actions advanced during the year.
3) Development Review & Project Advocacy to review zoning applications within the boundaries of the WCRAO for consistency with the Redevelopment Plan and compliance with the land development regulations of the overlay. Applications reviewed and advanced are the performance measures.

Economic development and redevelopment

The CRA plans to promote business growth, employment, and redevelopment potential through programs and investments that encourage private investment and reinvestment. The CRA has allocated $3.5 million to support economic development, small business growth, and strategic real estate acquisition. These funds will be used to fund:

1) the Site Development Assistance Program (SDAP) to award six grants to property owners, developers, and businesses.
2) Business Assistance Programs by developing programs and awarding rent and tenant buildout assistance to qualifying businesses.
3) Strategic Property Acquisition & Redevelopment to pursue strategic acquisition, assembly, disposition, or redevelopment partnership opportunities that support housing, business development, public space, or interim activation. These activities will be measured by the number of properties acquired, disposed, or developed.
4) Chickamauga Site Remediation to clean up the parcels to make them available for redevelopment.
5) Streetscape Project Closeout to complete and close out Westgate Avenue and Cherry Road streetscapes.

Housing & Neighborhood Revitalization

The goal is to create and preserve diverse, quality housing that responds to community, local, and regional needs while strengthening existing neighborhoods. A total of $2.17 million is set aside for housing assistance and development to fund the following activities:

1) Neighborhood Preservation Program (NPP) to award 20 reimbursable NPP grants.

2) Housing Assistance to develop and provide assistance to households and developers to create more affordable housing units.
3) Housing Development activities that will advance housing development opportunities through residential property acquisition, financing, or partnerships.

Communications, Promotion & Community Engagement

The goal is to strengthen Westgate's identity as a desirable place to live, work, invest, and play through positive promotion, community engagement, and neighborhood-based programming. A budget of $395,000 is dedicated to communications, promotion, and community engagement activities. The funds will be used to finance several activities including:

1) Strategic Communications & District Promotion to develop and implement plans that improve the website, social media, print, partner events, and direct outreach to promote Westgate projects, programs, and redevelopment opportunities. This goal will be measured by tracking website traffic and engagement, outreach materials produced, promotional activities, and stakeholder exposure.
2) Community Engagement & Resiliency to engage the community through ongoing community outreach, meetings, workshops, and enrichment events to disseminate information and seek input from community stakeholders on CRA plans, projects, and initiatives. This will be measured by the number of activities and the number of residents, developers, and businesses engaged.
3) Westgate Community Farm provide produce, programs, workshops, volunteer opportunities, and market and community activities that improve the quality of life of the residents. This is measured by tracking participants, workshops, volunteers, market activity, and other program output.

Public Safety & Neighborhood Services

The goal is to provide ongoing public safety, property management, and neighborhood services that improve quality of life, address blighting conditions, and support redevelopment. The budget allocates $990,000 for public safety and neighborhood services such as:

1) Public Safety & Community Policing initiatives in cooperation with the Sheriff's Office and other partners to develop and implement a safety plan for the district. Performance measures include activities and outcomes resulting from the partnerships and implementation.
2) Property Management & Maintenance to maintain and manage CRA-owned property, public right-of-way, drainage facilities, and streetscapes to remove and prevent blight. The outcome will be measured by the number of properties maintained and blighted conditions addressed.

3) Streetlights & Utilities to oversee streetlight permitting, installation, repair, and utility needs at priority locations, which can be measured by the quantities installed and repaired.
4) Infrastructure & Drainage Needs to identify and advance priority drainage, stormwater, roadway, and sidewalk needs, which will be measured by the quantities of projects studied or constructed.

Transportation, Mobility & Public Infrastructure

The goal is to advance safe, connected, and multimodal infrastructure that supports redevelopment and improves access throughout the CRA District. The budget includes $1,315,000 for transportation-related expenditures, distributed across several line items.

The separate FY 2027 CRA Traffic Mitigation Work Plan establishes detailed fiscal year transportation activities, planning costs, and performance indicators. Many initiatives began in FY26 through the CRA's Mobility Plan Framework and Strategies report.

Staff recommends that the Board approve the FY 2027 Work Plan.

It was moved by Ms. Haggerty and seconded by Ms. Rufty to approve the FY 2027 Work Plan. The motion passed unanimously (5-0).

3. Approval of FY 2027 CRA Traffic Mitigation Work Plan

Mr. Michel and Ms. Pennell presented to the Board.

Last year, the CRA Board approved a Mobility Plan Framework to be implemented in three categories: Short Term (< 5 years), Mid Term (5-10 years), and Long Term (10-15+ years). At the same time, the Board also adopted a list of proposed projects and associated costs that can be implemented in the future. The following is a list of projects proposed for Fiscal Year 2027:

Wabasso Drive Streetscape Improvements

Project #1: Wabasso Drive Streetscape Improvements Strategies Implemented:
Project #2: Florida Mango Road Sidewalk & Safety Improvements Strategies Implemented:
Project #3: Cherry Road Sidewalk and Bike Lane Improvements Strategies Implemented:
Project #4: Congress Avenue & Okeechobee Boulevard Intersection Improvements Strategies Implemented:
Project #5: Congress Avenue & Belvedere Road Intersection Improvements Strategies Implemented:
Project #6: Congress Ave "Sliver" Strategies Implemented:
Project #7: L-2 Canal Connector Strategies Implemented:
Project #8: On-Demand Ride Service Strategies Implemented:

Project #9: Palm Tran Coordination Strategies Implemented:
Project #10: TDM Programming Strategies Implemented:
Project #11: Temporary Park and Ride Locations Strategies Implemented:
Project #12: CRA Community Redevelopment Plan Update Strategies Implemented:
Project #13: Downtown West Palm Beach Connections – Feasibility Study Strategies Implemented:
Project #14: Land Development Code Audit and Development of TOD/TOC Code Provisions Strategies Implemented:
Project #15: Monitoring of Work Plan Strategies Implemented:

Staff recommend the Board approve the Fiscal Year 2027 Traffic Mitigation Work Plan.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve the Fiscal Year 2027 Traffic Mitigation Work Plan. The motion passed unanimously (5-0)

4. **On-Demand Transportation Presentation**

VIII. STAFF REPORTS

Mr. Michel informed the Board that the BCC Meeting for budget approval will be held on September 15. The Hangar Group has not started paying property taxes. The Board discussed the proposed assessed value for the following year.

Ms. Pennell reported that staff is working with consultants on a concept plan for the Cross County Mall site. There is also a partnership with the MPO to study the feasibility of transit oriented development for the site.
Ms. Pennell also provided an update on the Brownfield Assessment for the Chickamauga site, which requires minor remediation.

Ms. Bui informed the Board of the following activities; collaborated with PBC Community Services to distribute hurricane preparedness boxes to residents at Autumn Ridge on 9/13. 9/17 Bus Tour with PZ&B. Community Meeting will be held at Westgate Parks & Rec gymnasium on 9/22 from 5:00p.m. – 7:00p.m. 9/23 Meet & Greet with other South Florida CRAs at Autumn Ridge at 9:00a.m. 9/24 Coffee with the Fire Fighters at Autumn Ridge.

IX ATTORNEY'S REPORTS

- No Attorney's Report

X. BOARD MEMBER COMMENTS

XI. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adjourn the meeting. The meeting was adjourned at 6:18p.m.

Redevelopment Specialist/Administrative Assistant

~~Mai Bui~~