

**WESTGATE / BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY\**  
**MINUTES OF THE MONTHLY MEETING**  
**JULY 13, 2009**

**I. CALL TO ORDER**

Chair Wade called the meeting to order at 5:36 p.m. The roll was called by Mrs. Natiello.

<b>Present:</b>	Fred Wade	Ronald Daniels
	Scott Bedford	Joe Kirby (arrived 5:50 p.m.)
	Melanie Marvin	Joanne Rufty

**Absent:** Dennis Koehler

**Staff Present:** Thomas J. Baird, Esq., Legal Counsel  
Elizee Michel, Executive Director  
Thuy Shutt, Assistant Director  
Sharon Sheppard, Redevelopment Specialist  
Dorothy Natiello, Secretary

**II. AGENDA APPROVAL**

**1. Additions, Deletions, Substitutions to Agenda**

**2. Adoption of Agenda**

**It was moved by Mr. Daniels and seconded by Ms. Marvin to adopt the Agenda.  
Motion carried 5-0.**

**III. ADOPTION OF W/BH CRA MINUTES**

**It was moved by Mr. Daniels and seconded by Ms. Marvin to adopt the Minutes of the  
April 13, 2009 Meeting. Motion carried 5-0.**

**IV. CONSENT**

**V. PUBLIC COMMENTS**

## VI. REGULAR

### 1. **Agreement between WCRA and Florida Community Loan Fund (FCLF) for the Infill Housing Redevelopment Project.**

CRA Staff was authorized by the Board to work with Neighborhood Renaissance's (NR) bank, Florida Community Loan Fund (FCLF), on a "side agreement" allowing the CRA to take NR's place for completion of the Infill Housing Redevelopment Project should NR default or is unable to complete their obligations. Staff recommended this agreement be recorded in the public records of Palm Beach County concurrent with the executed Agreement between NR and the CRA. Both Agreements will be presented to the CRA at the August 17, 2009 CRA meeting. The BCC must grant final approval for the land disposition first before execution and recording of the Agreements occur. This item is anticipated for the August 18, 2009 BCC Agenda.

Mr. Michel requested approval of the proposed Agreement with the FCLF and authorization to record the Agreement in conjunction with the Westgate/Belvedere Homes CRA's (W/BH CRA) Agreement with NR for a Redevelopment Infill Housing Project subsequent to BCC approval of the land disposition.

**It was moved by Mr. Bedford and seconded by Mr. Daniels to approve the proposed Agreement with FCLF and to authorize Staff to record the Agreement in conjunction with the W/BH CRA's Agreement with NR for a Redevelopment Infill Housing Project subsequent to BCC approval of the land disposition.  
Motion carried 6-0.**

### 2. **Consideration of 2009-2010 CRA Budget**

Ms. Sheppard presented the 2009-2010 CRA Budget for conceptual consideration and recommendations by the Board. Ms. Sheppard emphasized that our 2010 Tax Increment Financing (TIF) will decrease by more than \$400,000 due to a significant drop in Palm Beach County property values. Ms. Sheppard added that it would not be feasible to include new projects in the budget and providing there is no change in this projection, there should be enough money to cover all current contracts, loans, bonds and other liabilities that the CRA has. The 2009-2010 CRA Budget will be brought back for Board approval at the August 17, 2009 Meeting.

## **VII. SUBCOMMITTEE REPORTS**

### **A. Administrative/Finance – Chair Wade**

### **B. Capital Improvements – Chair, Mr. Daniels**

The CRA will begin the bid process for the North Westgate Infrastructure Improvement Project (sanitary sewer system and road pavement) as soon as all of the “Right to Restore” forms have been received back from the owners.

### **C. Land Use – Chair, Mr. Koehler**

### **D. Real Estate – Chair, Mr. Kirby**

### **E. Marketing – Chair, Mr. Bedford**

### **F. Community Affairs / Westgate – Chair, Ms. Marvin**

Ms. Marvin asked Staff if the homeless situation in Westgate will be addressed in an effort to attract developers for the Westgate Avenue streetscape project. Mr. Michel stated that the County will be allocating 7 million dollars from stimulus funding for at least one homeless shelter in Palm Beach County. Mr. Michel added that Westgate is one of the areas under consideration for placement of a shelter.

### **G. Community Affairs / Golfview Heights – Ms. Ruffy**

Ms. Ruffy reported that the County dug out the existing swales recently in the Belvedere Heights neighborhood which should alleviate drainage problems on some of the streets in that area.

## **VIII. ATTORNEY’S REPORT**

## **IX. STAFF REPORTS**

Mrs. Shutt reported that Health-Chem Diagnostics LLC (HCD), a testing and equipment laboratory for diabetes, is seeking a 100,000 sq. ft. warehouse and laboratory space. HCD will employ approximately 60-80 employees. Staff is currently showing HCD available properties for lease or purchase options.

Mr. Michel reported that the North Westgate Central Lake project is currently awaiting the asbestos report prior to commencement of demolitions.

**X. BOARD MEMBERS COMMENTS**

Chair Wade welcomed Ms. Joanne Rufty to the Board. Ms. Marvin reported that she has information regarding hurricane shutters available to any member of the community who may need them.

**XI. ADJOURNMENT**

**It was moved by Mr. Daniels and seconded by Ms. Marvin to adjourn the meeting. The meeting was adjourned at 6:40 p.m.**

  
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**Dorothy Natiello**

**Secretary, WCRA**