



AGENDA ITEMS (REVISED)
Westgate/Belvedere Homes CRA Board
December 8, 2014

Regular Agenda

1. **Authorize Board Chair to Execute an Agreement with each one of the following contractors: 1) Guardian Community Resource Management, Inc., 2) Angeland Corporation (D/B/A) Boyd, Schmidt & Brannum), 3) Gaudet Associates, Inc., and 4) Air Quest Environmental, Inc. for 1) Housing Rehabilitation Consultant Services, 2) Appraisal Services, 3) Comprehensive Asbestos Survey Report and 4) Lead Based Paint Testing/Risk Assessment and Clearance Testing Services respectively**

A. **Background and Summary:** On September 14, 2014, the CRA issued a request for quotes (RFQ) for asbestos, lead based paint and housing rehabilitation and redevelopment specialist consulting services to solicit a team of consultants to assist staff with anticipated housing and other redevelopment activities. The bids were opened on September 29, 2014. The above contractors were the most responsive, responsible bidder.

B. **Recommendation:** Authorize Board Chair to Execute an Agreement with each one of the following contractors: 1) Guardian Community Resource Management, Inc., 2) Angeland Corporation (D/B/A) Boyd, Schmidt & Brannum), 3) Gaudet Associates, Inc., and 4) Air Quest Environmental, Inc. for 1) Housing Rehabilitation Consultant Services, 2) Appraisal Services, 3) Comprehensive Asbestos Survey Report and 4) Lead Based Paint Testing/Risk Assessment and Clearance Testing Services respectively.



2. Authorize the Board Chair to Execute an Inter-Local Agreement with Palm Beach County to Implement the HMGP funded L-2 Canal Improvement Project

A. **Background and Summary:** On November 24, 2014, staff received notice from the State of Florida, Division of Emergency Management, that the L-2 Canal Hazard Mitigation Grant Program (HMGP) has been approved. This project planned to acquire dilapidated properties on the north side of the canal, demolish them and excavate part of the land to provide water quality and flood mitigation for the adjacent sub basin. The total project cost is evaluated at \$1,456,469. The Federal share is \$1,116,317. The required local match is estimated at \$364,117. The CRA has a \$175,000 in Office of Community Revitalization (OCR) that has been set aside for this project. Between \$150,000 to \$200,000 is still needed to complete the match amount required. Staff has submitted a request to OCR for the \$200,000 gap needed to fund the project. The project can be completed in 15 months.

B. **Recommendation:** Authorize Board Chair to Execute an Inter-Local Agreement with Palm Beach County to implement the L-2 Canal HMGP grant.

3. Acquisition of 1115 Osceola Dr.

1. **Background and Summary:** The subject property is located at the North West corner of Cherokee and borders the Dennis P. Koehler Preserve. The house is severely dilapidated and has been condemned by Palm Beach County Code Enforcement. In the past, vagrants have used the properties to conduct illegal activities. For safety and



beautification reasons, the CRA needs to acquire the property, demolish the building and add the land to the Dennis Koehler Preserve. According to a preliminary title search, the owner has a number of judgments and debts that will make it almost impossible to obtain a clear title policy on the property. At the same time, there is a possibility that the CRA might be able to acquire the property for less than \$20,000. If the CRA can minimize the risk, it may be a good idea to purchase the property and demolish it to at least clean up the area.

A. **Recommendation:** Authorize staff to negotiate a contract with the owner to purchase the property for a nominal price.

4. **Staff Bonuses for 2014**

A. **Background and Summary:** The CRA has not given a cost of living adjustment since 2008. The director is asking the Board to consider giving staff a yearend bonus of two week pay.

This past year, staff worked diligently to complete several important projects on the priority project list. Staff issued several RFQs to select four consulting firms in accordance with the Auditor General's mandate for transparency and competitiveness. These firms will provide engineering, surveying and planning services for the CRA. The NSP2 houses continue to have a positive effect on the community; new homeowners have invested more money into the new homes; existing homeowners have improved their homes; and new people are buying in the area causing property values to keep increasing. Phase 2 of the Belvedere Homes infrastructure improvement project was completed and certified. The L-2 and L-2B Canal was completed and closed out and construction funding was secured to acquire more property to further improve the L-2. The



Dennis Koehler Preserve was dedicated. The drainage improvement projects have received national attention as the area has not flooded in the last few years. Staff continues to work with business owners and developers to attract more projects to the main commercial corridors, Westgate Avenue, Okeechobee Boulevard, Military Trail and Congress Avenue. Moreover, staff has worked with the community, the Sheriff's Office, Palm Beach County, the Wellness Center and other stakeholders on many fronts to provide crime prevention, infrastructure improvement, minor home repairs, streetlights and technical support to improve the quality of life for all the residents.

B. **Recommendation:** Authorize a bonus of two-week pay to CRA staff.