

PALM BEACH COUNTY MCB/GW 710  
BOARD OF COUNTY COMMISSIONERS R2022-1033  
AGENDA ITEM SUMMARY

|               |                           |                                             |                                         |
|---------------|---------------------------|---------------------------------------------|-----------------------------------------|
| Meeting Date: | September 13, 2022        | <input checked="" type="checkbox"/> Consent | <input type="checkbox"/> Regular        |
|               |                           | <input type="checkbox"/> Workshop           | <input type="checkbox"/> Public Hearing |
| Submitted By: | Westgate/Belvedere Agency | Homes                                       | Community Redevelopment                 |

## I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to adopt: a Resolution of the Board of County Commissioners of Palm Beach County, Florida approving the Westgate/Belvedere Homes Community Redevelopment Agency's (CRA) Fiscal Year 2023 Budget for its Redevelopment Trust Fund and Capital Improvements Fund.

**Summary:** The Budget is comprised of four (4) components; (a) The Redevelopment Trust Fund, in the amount of \$3,706,219, representing the CRA's Annual Tax Increment Financing (TIF), rental income and balance brought forward from previous years and (b) The Capital Improvements Fund, in the amount of \$13,000,000, representing projected loan proceeds, balances of reimbursable grants awarded to the CRA by County, State, and Federal governments for construction activities, (c) The Transportation Planning Agency (TPA) Fund representing construction funds expected to be reimbursed by the TPA and the Florida Department of Transportation (FDOT) and (d) The Debt Service Fund which shows how funds are allocated to pay back loans. The TIF revenues will be used for obligations to Florida Power & Light for street lighting, CRA operations and other programs and projects. Districts 2 and 7 (RS)

**Background and Policy Issues:** Redevelopment Trust Fund: The FY 2023 Budget includes \$3,480,619 in anticipated TIF revenues, a 15% increase from last year. The budget contains salary and benefits for five (5) full time employees. The budget also includes funding for streetlights, property management, technical assistance, the community garden, a site development assistance program, and other neighborhood improvement programs.

Capital Improvement Fund: The FY 2023 Budget includes grants and balances of grants carried forward from prior years. Grants from the TPA are administered by the County's Engineering Department on behalf of the CRA. The CRA expects to receive \$2,000,000 in grant reimbursement in 2023.

**Attachments:**

- 1) Resolution of the Palm Beach County Board of County Commissioners approving the Westgate/Belvedere Homes CRA Fiscal Year 2023 Budget
- 2) Resolution of the Westgate/Belvedere Homes CRA approving the Fiscal Year 2023 Budget
- 3) Westgate/Belvedere Homes CRA FY 2023 Budget

Recommended by: Elize Michel Date 8-23-22

Approved by: Dora L. Rich Date 9/5/2022  
Assistant County Administrator





RESOLUTION NO. R-2022-1033

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, APPROVING THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY'S (CRA) FISCAL YEAR 2023 BUDGET FOR ITS REDEVELOPMENT TRUST (OPERATING) FUND, CAPITAL IMPROVEMENT FUND, TRANSPORTATION PLANNING AGENCY GRANTS, AND DEBT SERVICE FUND

**WHEREAS**, Section 163.387, Florida Statutes (1989) of the Community Redevelopment Act of 1969 mandates the establishment and funding of a redevelopment trust fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and,

**WHEREAS**, the Board of County Commissioners of Palm Beach County, Florida approved Ordinance 89-11, on June 30, 1989, providing for the creation and funding of the Redevelopment Trust Fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and

**WHEREAS**, the Board of County Commissioners of Palm Beach County adopted Resolution 92-1370 relating to the approval of the Westgate/Belvedere Homes Community Redevelopment Agency Bond Issue; and

**WHEREAS**, Palm Beach County is required to approve the Westgate/Belvedere Homes Community Redevelopment Agency Budget; and

**WHEREAS**, it is necessary for the Westgate/Belvedere Homes Community Redevelopment Agency to adopt its Redevelopment Trust Fund, Capital Improvement Fund budget, Debt Service Fund and to obtain the approval of such from the Palm Beach County Board of County Commissioners; and

**WHEREAS**, the Westgate/Belvedere Homes Community Redevelopment Agency approved its proposed FY 2023 Redevelopment Trust Fund and Capital Improvement Fund budget on August 8, 2022;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

1. The Board of County Commissioners of Palm Beach County, Florida approves the Westgate/Belvedere Homes Community Redevelopment Agency's proposed FY 2023 Redevelopment Trust Fund and Capital Improvement Fund budget as attached hereto as Attachment 3.
2. This Resolution shall take effect immediately upon passage.

The foregoing Resolution was offered by Commissioner Bernard who moved for its adoption. The motion was seconded by Commissioner Weiss and upon being put to a vote, the vote was as follow:

|                                         |            |
|-----------------------------------------|------------|
| Commissioner Robert S. Weinroth, Mayor  | <u>Aye</u> |
| Commissioner Gregg K. Weiss, Vice Mayor | <u>Aye</u> |
| Commissioner Maria G. Marino            | <u>Aye</u> |
| Commissioner Dave Kerner                | <u>Aye</u> |
| Commissioner Maria Sachs                | <u>Aye</u> |
| Commissioner Melissa McKinlay           | <u>Aye</u> |
| Commissioner Mack Bernard               | <u>Aye</u> |

The Mayor there upon declared the resolution duly passed and adopted this 13<sup>th</sup> day of September, 2023.

PALM BEACH COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA, BY  
AND THROUGH ITS BOARD OF COUNTY  
COMMISSIONERS

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

By:   
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By:  9/2/22  
County Attorney



RESOLUTION NO. 2022-1

**A RESOLUTION OF THE WESTGATE/BELVEDERE HOMES COMMUNITY  
REDEVELOPMENT AGENCY APPROVING ITS BUDGET FOR FISCAL  
YEAR 2023**

**WHEREAS**, Section 163.387, Florida Statutes (1989) of the Community Redevelopment Act of 1969 mandates the establishment and funding of the redevelopment trust fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and,

**WHEREAS**, the Board of County Commissioners of Palm Beach County, Florida approved Ordinance 89-11 on June 30, 1989, providing for the creation and funding the Redevelopment Trust Fund for the Westgate/Belvedere Homes Community Redevelopment Agency; and,

**WHEREAS**, the Westgate/Belvedere Homes Community Redevelopment Agency considered the proposed FY 2023 Budget at its August 08, 2022, public meeting, and voted in favor of requesting approval by the Board of County Commissioners of Palm Beach County, Florida

**NOW, THEREFORE, BE IT RESOLVED BY WESTGATE/BELVEDERE HOMES**

**COMMUNITY REDEVELOPMENT AGENCY THAT:**

1. The Westgate/Belvedere Homes Community Redevelopment Agency, hereby, recommends to the Board of County Commissioners of Palm Beach County, Florida that the proposed Budget for Fiscal Year 2023 be approved.
2. The Chair and designated Board members of the Westgate/Belvedere Homes Community Redevelopment Agency are hereby authorized and directed to advise the Palm Beach County Board of County Commissioners of this recommendation and the adoption of this Resolution.
3. This Resolution shall take effect immediately upon adoption.

**APPROVED** by the Westgate/Belvedere Homes Community Redevelopment Agency

this 8<sup>th</sup> Day of August 2022.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
  
Thomas J. Baird, Attorney

WESTGATE/BELVEDERE HOMES  
COMMUNITY REDEVELOPMENT AGENCY  
  
Ronald L. Daniels, Board Chair

REDEVELOPMENT TRUST FUND

|                                       | APPROVED<br>BUDGET<br>FY2022 | PROPOSED<br>BUDGET<br>FY2023 | INCREASE/<br>(DECREASE) |
|---------------------------------------|------------------------------|------------------------------|-------------------------|
| <b>REVENUE:</b>                       |                              |                              |                         |
| Balance Brought Forward               | 2,000,000                    | 200,000                      | -1,800,000              |
| Ad Valorem Taxes (TIF)                | 2,950,477                    | 3,480,619                    | 530,142                 |
| Rental Income                         | 76,623                       | 25,000                       | -51,623                 |
| Interest                              | 1,000                        | 600                          | -400                    |
| <b>TOTAL REVENUE</b>                  | <b>5,028,100</b>             | <b>3,706,219</b>             | <b>-1,321,881</b>       |
| <b>EXPENSES:</b>                      |                              |                              |                         |
| <b>Employee Expenditures:</b>         |                              |                              |                         |
| Salaries & Wages                      | 424,000                      | 449,440                      | 25,440                  |
| Retirement                            | 38,200                       | 53,528                       | 15,328                  |
| Insurance - Health/Dental             | 74,000                       | 79,730                       | 5,730                   |
| Payroll Taxes                         | 33,000                       | 34,382                       | 1,382                   |
| <b>Total Payroll Expenditures</b>     | <b>569,200</b>               | <b>617,080</b>               | <b>47,880</b>           |
| <b>Professional Expenditures</b>      |                              |                              |                         |
| Eng. & Const. Coordination            | 400,000                      | 400,000                      | 0                       |
| Technical Assistance                  | 200,000                      | 100,000                      | -100,000                |
| Audit Fees                            | 25,000                       | 25,000                       | 0                       |
| Legal Fees                            | 50,000                       | 50,000                       | 0                       |
| <b>Total Professional Expenditure</b> | <b>675,000</b>               | <b>575,000</b>               | <b>-100,000</b>         |
| <b>Other Expenditures</b>             |                              |                              |                         |
| Government Fees & Services            | 300                          | 300                          | 0                       |
| Insurance/Property/Liability          | 25,000                       | 25,000                       | 0                       |
| Landscape & Prop. Maintenance         | 140,000                      | 140,000                      | 0                       |
| Property Management                   | 30,000                       | 30,000                       | 0                       |
| Streetlights/Utilities                | 65,000                       | 70,000                       | 5,000                   |
| Office Rent/Utilities                 | 75,000                       | 78,000                       | 3,000                   |
| Advertising                           | 10,000                       | 10,000                       | 0                       |
| Community Garden                      | 100,000                      | 100,000                      | 0                       |
| Community Activities                  | 100,000                      | 100,000                      | 0                       |
| PR & Marketing                        | 60,000                       | 60,000                       | 0                       |
| Public Art                            | 75,000                       | 0                            | -75,000                 |
| Bank Fees & Charges                   | 2,200                        | 2,439                        | 239                     |
| Neighborhood Preserv. Grant           | 80,000                       | 80,000                       | 0                       |
| COVID-19 SBA Program                  | 0                            | 0                            | 0                       |
| Tenant Buildout Asst.                 | 100,000                      | 0                            | -100,000                |
| Rent Asst. program                    | 100,000                      | 0                            | -100,000                |
| Site Develop. Asst. Program           | 225,000                      | 150,000                      | -75,000                 |
| Commun /Mailouts                      | 6,500                        | 6,500                        | 0                       |
| Dues & Subscriptions                  | 2,500                        | 2,500                        | 0                       |
| Housing & Economic Devel.             | 370,000                      | 350,000                      | -20,000                 |
| Staff & Board Development             | 15,000                       | 17,000                       | 2,000                   |
| Office Equipment/Supplies             | 20,000                       | 20,000                       | 0                       |
| Miscellaneous                         | 22,400                       | 22,400                       | 0                       |
| Transfer to Sinking Fund              | 0                            | 1,100,000                    | 1,100,000               |
| Transfer to Capital Improv.           | 2,160,000                    | 150,000                      | -2,010,000              |
| <b>Total Other Expenditures</b>       | <b>3,783,900</b>             | <b>2,514,139</b>             | <b>-1,269,761</b>       |
| <b>Total Expenditures</b>             | <b>5,028,100</b>             | <b>3,706,219</b>             | <b>-1,321,881</b>       |

**CAPITAL IMPROVEMENT FUND**

|                             | APPROVED<br>FY2022 | PROPOSED<br>FY2023 | INCREASE/<br>DECREASE |
|-----------------------------|--------------------|--------------------|-----------------------|
| <b>REVENUES:</b>            |                    |                    |                       |
| Loan Proceed                | 0                  | 10,600,000         | 10,600,000            |
| Balance Brought Forward     | 91,000             | 0                  | -91,000               |
| Solid Waste Authority       | 91,000             | 0                  | -91,000               |
| Transferred from Trust Fund | 2,160,000          | 150,000            | -2,010,000            |
| USDA Grant                  | 150,000            | 0                  | -150,000              |
| TPA Grant Proceed           |                    | 2,000,000          | 2,000,000             |
| Other Grants                | 237,000            | 250,000            | 13,000                |
| <b>Total Revenue</b>        | <b>2,729,000</b>   | <b>13,000,000</b>  | <b>10,271,000</b>     |

**EXPENDITURES:**

**Construction Projects**

|                                 |                  |                   |                   |
|---------------------------------|------------------|-------------------|-------------------|
| Property Acquisition            | 800,000          | 2,000,000         | 1,200,000         |
| BH Infrastructure Improvement   | 1,130,000        | 0                 | -1,130,000        |
| Dog Park                        | 149,000          | 0                 | -149,000          |
| USDA Community Garden           | 150,000          | 0                 | -150,000          |
| Cherry and Other Infrastructure | 0                | 400,000           | 400,000           |
| Seminole Blvd                   |                  | 3,000,000         | 3,000,000         |
| Westgate Avenue                 | 500,000          | 7,600,000         | 7,100,000         |
| <b>Total Expenditures</b>       | <b>2,729,000</b> | <b>13,000,000</b> | <b>10,271,000</b> |



Transportation Planning Agency Fund

|                           | APPROVED<br>FY2022 | PROPOSED<br>FY2023 | INCREASE/<br>DECREASE | CONSTRUCTION |
|---------------------------|--------------------|--------------------|-----------------------|--------------|
| REVENUES:                 |                    |                    |                       |              |
| Balance Brought Forward   | 6,354,982          | 5,354,982          | -1,000,000            |              |
| BelvedereHeights Phase 1  | 0                  | 0                  | 0                     |              |
| Belvedere Heights Phase 2 | 0                  | 0                  | 0                     |              |
| Westgate Ave Streetscape  | 0                  | 0                  | 0                     |              |
| Seminole Boulevard        | 0                  | 0                  | 0                     |              |
| Cherry Road               | 0                  | 0                  | 0                     |              |
| Total Revenue             | 6,354,982          | 5,354,982          | -1,000,000            |              |
| EXPENDITURES:             |                    |                    |                       |              |
| Construction Projects     |                    |                    |                       |              |
| Belvedere Heights Phase 1 | 1,104,000          | 0                  | -1,104,000            | 2021         |
| Belvedere Heights Phase 2 | 956,000            | 60,000             | -896,000              | 2022         |
| Westgate Ave Streetscape  | 2,407,000          | 3,407,000          | 1,000,000             | 2023         |
| Seminole Boulevard        | 887,982            | 887,982            | 0                     | 2023         |
| Cherry Road               | 1,000,000          | 1,000,000          | 0                     | 2024         |
| Total Expenditures        | 6,354,982          | 5,354,982          | -1,000,000            |              |



DEBT SERVICE FUND

|                              | APPROVED<br>FY2022 | PROPOSED<br>FY2023 | INCREASE/<br>DECREASE |
|------------------------------|--------------------|--------------------|-----------------------|
| REVENUES:                    |                    |                    |                       |
| Balance Brought Forward      | 0                  | 0                  | 0                     |
| Accumulated Interest         | 0                  | 0                  | 0                     |
| Transfer from Operating Fund | 0                  | 1,100,000          | 1,100,000             |
| Transfer from Reserve Fund   | 0                  | 0                  | 0                     |
| <b>Total Revenues</b>        | <u>0</u>           | <u>1,100,000</u>   | <u>1,100,000</u>      |
| EXPENDITURES:                |                    |                    |                       |
| Debt Service:                |                    |                    |                       |
| Interest                     | 0                  | 500,000            | 500,000               |
| Principal                    | 0                  | 500,000            | 500,000               |
| Bank Fees                    | 0                  | 0                  | 0                     |
| Paying Agent Fees            | 0                  | 0                  | 0                     |
| Reserve-Future Debt Service  | 0                  | <u>100,000</u>     | <u>100,000</u>        |
| <b>Total Expenditures</b>    | <u>0</u>           | <u>1,100,000</u>   | <u>1,100,000</u>      |

STATE OF FLORIDA- COUNTY OF PALM BEACH  
 I, JOSEPH ABRUZZO, Clerk of the Circuit Court &  
 Comptroller certify this to be a true and correct copy  
 of the original filed in my office

on SEP 13 2022

dated at West Palm Beach, FL on SEP 16 2022

By: B. Venturi

Deputy Clerk