

300.3

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: October 16, 2018  Consent [ ] Regular  
[ ] Workshop [ ] Public Hearing

Submitted By: Westgate/Belvedere Homes Community Redevelopment Agency

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 2019 Budget for its Redevelopment Trust (operating) Fund and Capital Improvements Fund.

**Summary:** The Budget, in the amount of \$4,447,538, is composed of two (2) components. The first component, the Redevelopment Trust Fund, in the amount of \$3,208,538, consists of the CRA's Annual Tax Increment Financing (TIF) and balance brought forward from previous years. The second component, the Capital Improvement Fund, in the amount of \$1,239,000, consists of balances of reimbursable grants awarded to the CRA by County, State, and Federal governments for construction activities. The Tax Increment Financing revenues will be used for obligations to Florida Power & Light for street lighting, CRA operations and other projects. The 2019 Budget increased by twenty-nine percent (29%) because the CRA had an increase in TIF and grant funds. Districts 2 and 7 (RB)

**Background and Justification:** Redevelopment Trust Fund: The FY 2019 Budget contains \$2,355,538 in anticipated TIF revenues. The budget contains salary and benefits for five (5) staff persons. The budget also contains funding for streetlights, property management, board and staff development, consultants, site development assistance program, special events, and other neighborhood improvement programs. In addition, the budget contains funding for two (2) new programs, Tenant Buildout Assistance and Rental Assistance Program.

Capital Improvement Fund: The FY 2019 Budget includes grants and balances of grants carried forward from prior years. Grant funds are anticipated to come from the Community Development Block Grant and Solid Waste Authority.

**Attachments:**

- 1) Resolution of the Palm Beach County Board of County Commissioners approving the Westgate/Belvedere Homes CRA Fiscal Year 2019 Budget
- 2) Resolution 2018-4 of the Westgate/Belvedere Homes CRA approving the Fiscal Year 2019 Budget
- 3) Westgate/Belvedere Homes CRA FY 2019 Budget

Recommended by: Elizée Michel 10-5-18  
Executive Director Date

Approved by: [Signature] 10/10/18  
Assistant County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	2,355,538				

# ADDITIONAL FTE POSITIONS (Cumulative)	2019	2020	2021	2022	2023

Is Item Included In Current Budget? Yes  No   
 Does this item include the use of federal funds? Yes  No

Budget Account No.:  
 Fund 0001 Unit 742 Org 7246 Object 8101  
 Fund 1300 Unit 742 Org 7246 Object 8101

B. Recommended Sources of Funds/Summary of Fiscal Impact:  
 Ad Valorem funding is from the General Fund in the estimated amount of \$1,368,936 and Fire Rescue MSTU in the estimated amount of \$998,602

C. Departmental Fiscal Review: \_\_\_\_\_

**III. REVIEW COMMENTS**

A. OFMB Fiscal and/or Contract Development and Control Comments:

[Signature] 9/25/18  
 OFMB  
 9/25/18

[Signature] 10/5/18  
 Contract Development and Control  
 10/5/18

B. Legal Sufficiency:  
[Signature]  
 Senior Assistant County Attorney

C. Other Department Review:  
 \_\_\_\_\_  
 Department Director

This summary is not to be used as a basis for payment

## RESOLUTION NO.

**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 2019 BUDGET FOR ITS REDEVELOPMENT TRUST (OPERATING) FUND AND CAPITAL IMPROVEMENT 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 and Capital Improvements Fund budgets 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 2019 Redevelopment Trust Fund and Capital Improvements Fund budgets on September 10, 2018;

**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 2019 Redevelopment Trust Fund and Capital Improvements Fund budgets as attached hereto as Attachment 3.

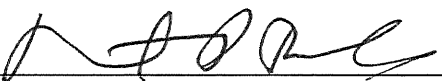
2. This Resolution shall take effect immediately upon passage.

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

Melissa McKinlay, Mayor	_____
Mack Bernard, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Dave Kerner	_____
Commissioner Steven L. Abrams	_____
Commissioner Mary Lou Berger	_____

The Mayor there upon declared the resolution duly passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By:   
County Attorney

ATTEST  
SHARON R. BOCK, CLERK  
& COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

RESOLUTION NO. 2018-4

**A RESOLUTION OF THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY APPROVING ITS BUDGET FOR FISCAL YEAR 2019 ALL FUNDS**

**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 2019 Budget at its September 10, 2018, 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:**

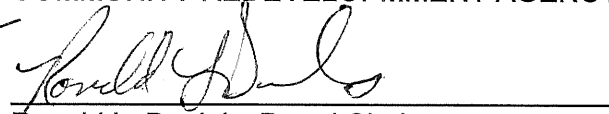
1. The Westgate/Belvedere Homes Community Redevelopment Agency, hereby, recommends to the Board of County Commissioners of Palm Beach County, Florida that the proposed Budget for Fiscal Year 2019 be approved.
2. The Chair and designated Board members of the Westgate/Belvedere Homes Community Redevelopment 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 10<sup>th</sup> Day of September, 2018.

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 BUDGET FY2018	PROPOSED BUDGET FY2019	INCREASE/ (DECREASE)
<b>REVENUE:</b>			
Balance Brought Forward	200,000	800,000	600,000
Ad Valorem Taxes (TIF)	2,180,897	2,355,538	174,641
Rental Income	47,000	52,000	5,000
Interest	1,000	1,000	0
<b>TOTAL REVENUE</b>	<b>2,428,897</b>	<b>3,208,538</b>	<b>779,641</b>
<b>EXPENSES:</b>			
<b>Employee Expenditures:</b>			
Salaries & Wages	279,486	346,004	66,518
Retirement	25,796	30,657	4,861
Insurance - Health/Dental	66,290	70,000	3,710
Payroll Taxes	21,380	26,470	5,090
<b>Total Payroll Expenditures</b>	<b>392,952</b>	<b>473,131</b>	<b>80,179</b>
<b>Professional Expenditures</b>			
Eng. & Const. Coordination	50,000	50,000	0
Technical Assistance	250,000	592,150	342,150
Audit Fees	20,000	20,000	0
Legal Fees	48,000	48,000	0
<b>Total Professional Expenditures</b>	<b>368,000</b>	<b>710,150</b>	<b>342,150</b>
<b>Other Expenditures</b>			
Government Fees & Service:	300	300	0
Palm Beach County Loan	167,500	0	-167,500
Insurance/Property/Liability	25,000	25,000	0
Landscape Maintenance	70,000	130,000	60,000
Property Management	30,000	30,000	0
Streetlights/Utilities	45,000	55,000	10,000
Office Rent/Utilities	66,362	70,000	3,638
Advertsing	5,000	10,000	5,000
Community Garden	100,000	100,000	0
Special Events	65,000	100,000	35,000
PR & Marketing	60,000	60,000	0
Mortgage Payments	19,500	19,500	0
Bank Fees & Charges	2,200	2,200	0
Neighborhood Preserv. Gran	60,000	60,000	0
Comm. Develop. Asst.	20,000	20,000	0
Tenant Buildout Asst.	0	100,000	100,000
Rent Asst. program	0	50,000	50,000
Site Develop. Asst. Program	150,000	200,000	50,000
Commun /Mailouts	6,500	6,500	0
Dues & Subscriptions	2,500	2,500	0
Housing & Economic Devel.	382,500	382,500	0
Staff & Board Development	15,000	15,000	0
Office Equipment/Supplies	5,000	20,000	15,000
Miscellaneous	3,583	16,757	13,174
Transfer to Capital Improv.	367,000	550,000	183,000
<b>Total Other Expenditures</b>	<b>1,667,945</b>	<b>2,025,257</b>	<b>357,312</b>
<b>Total Expenditures</b>	<b>2,428,897</b>	<b>3,208,538</b>	<b>779,641</b>

## CAPITAL IMPROVEMENT FUND

	APPROVED FY2018	PROPOSED FY2019	INCREASE DECREAS
<b>REVENUES:</b>			
Balance Brought Forward	151,000	357,000	206,000
Property Acquisition	0	0	0
Solid Waste Authority	92,000	100,000	8,000
Transferred from Trust Fund	367,000	550,000	183,000
CDBG Grant	114,000	232,000	118,000
<b>Total Revenue</b>	<b>724,000</b>	<b>1,239,000</b>	<b>515,000</b>
<b>EXPENDITURES:</b>			
<b>Construction Projects</b>			
Property Acquisition	345,000	147,000	-198,000
BH Streetlights and Sidewalks	0	300,000	300,000
Oswego Property Improvement	92,000	192,000	100,000
Neighborhood Park	287,000	600,000	313,000
<b>Total Expenditures</b>	<b>724,000</b>	<b>1,239,000</b>	<b>515,000</b>