

6C-1

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: September 13, 2022 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 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 Improvement 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: Elizée Michel 8-23-22
 Executive Director Date

Approved by: David G. Mich 9/5/2022
 Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	3,480,619				

# ADDITIONAL FTE POSITIONS (Cumulative)					

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

Budget Account No.:

Fund 0001 Dept. 742 Unit 7246 Object Code 8101
 Fund 1300 Dept. 742 Unit 7246 Object Code 8101

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Ad Valorem funding is from the General Fund in the estimated amount of \$2,007,943 and Fire Rescue MSTU in the estimated amount of \$1,472,676

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

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

ASB/DCA 8/30/22
 OFMB JA 8/30
 JR 8/30

[Signature] 9/1/22
 Contract Development and Control

B. Legal Sufficiency:

[Signature] 9/2/22
 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 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 _____ who moved for its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follow:

Commissioner Robert S. Weinroth, Mayor	_____
Commissioner Gregg K. Weiss, Vice Mayor	_____
Commissioner Maria G. Marino	_____
Commissioner Dave Kerner	_____
Commissioner Maria Sachs	_____
Commissioner Melissa McKinlay	_____
Commissioner Mack Bernard	_____

The Mayor there upon declared the resolution duly passed and adopted this ____ day of _____, 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,

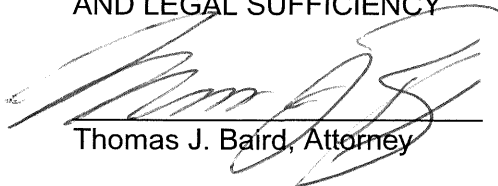
WHEREAS, the Westgate/Belvedere Homes Community Redevelopment Agency considered the proposed FY 2023 Budget at its August 08, 2022, public meeting, and voted in favor of requesting approval by the Board of County Commissioners of Palm Beach County, Florida

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 8th 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 BUDGET FY2022	PROPOSED BUDGET FY2023	INCREASE/ (DECREASE)
REVENUE:			
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
TOTAL REVENUE	5,028,100	3,706,219	-1,321,881
EXPENSES:			
Employee Expenditures:			
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
Total Payroll Expenditures	569,200	617,080	47,880
Professional Expenditures			
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
Total Professional Expenditure	675,000	575,000	-100,000
Other Expenditures			
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
Total Other Expenditures	3,783,900	2,514,139	-1,269,761
Total Expenditures	5,028,100	3,706,219	-1,321,881

CAPITAL IMPROVEMENT FUND

	APPROVED FY2022	PROPOSED FY2023	INCREASE/ DECREASE
REVENUES:			
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
Total Revenue	2,729,000	13,000,000	10,271,000
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
Total Expenditures	2,729,000	13,000,000	10,271,000

Transportation Planning Agency Fund

	APPROVED FY2022	PROPOSED FY2023	INCREASE/ 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 FY2022	PROPOSED FY2023	INCREASE/ 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
Total Revenues	<u>0</u>	<u>1,100,000</u>	<u>1,100,000</u>
			0
EXPENDITURES:			
Debt Service:			0
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	100,000	100,000
Total Expenditures	<u>0</u>	<u>1,100,000</u>	<u>1,100,000</u>