

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
LAKE WORTH CITY HALL COMMISSION CHAMBERS  
TUESDAY, APRIL 28, 2009  
6:00 P.M.**

**I. ROLL CALL:**

The Vice Chair called the meeting to order at 6:00 p.m. on the above date in the Commission Chambers located at 7 North Dixie Highway, Lake Worth, Florida.

Present were CRA Members Brendan Lynch, Donna Ross, Ed Grimm, Shanon Materio, Wes Blackman & Wayne Marcinkoski.

Also present was CRA Director, Joan Oliva

**II. PLEDGE OF ALLEGIANCE:**

**III. APPROVAL OF MINUTES:**

- a. **March 10, 2009**
- b. **March 24, 2009 Special Meeting**
- c. **March 24, 2009 Workshop Meeting**

Mr. Marcinkoski had a couple of minor corrections to the minutes. On March 10, 2009 pg. 6 & 7 under Mr. Marcinkoski comments the 3<sup>rd</sup> paragraph on pg. 6 should read "for using are the trolley" pg. 7 should read "are" not is. Mr. Blackman stated on the March 24<sup>th</sup> Workshop meeting minutes at the end; 2<sup>nd</sup> to the last page "Realize that everyone does not see things the same way and I experienced this many time when I was on the Planning Board."

**Action:** Motion was made by Mr. Marcinkoski to approve all of the minutes with the amendments made to the minutes by Mr. Marcinkoski and Mr. Blackman for March 10<sup>th</sup> and March 24<sup>th</sup> Special and Workshop seconded by Mr. Blackman.

**Vote:** All Ayes

**IV. AGENDA – ADDITIONS/DELETIONS/REORDERING:**

**Action:** Ms. Ross made a motion to approve the agenda seconded by Mrs. Materio.

**Vote:** All Ayes

**V. PUBLIC PARTICIPATION ON NON-AGENDAED ITEMS (3 minute limit):**

**VI. PRESENTATIONS:**

- a. **Tree Board- Natural Neighborhoods**

for the CRA which would be visible to its patrons. No CRA funds will be expended until all work is complete and verified.

Staff introduced Dana Coupland a representative from the Soma Center to answer any of the Board's questions. Mrs. Coupland stated that this process has had some positive aspects as well; the property owner adjusted the rent for the tenants. Mrs. Coupland also stated that the Yoga Center is the main focus that is why they would like to move it into the back so there is not as much traffic and people are able to concentrate and meditate while in a session. Mrs. Coupland stated they would like to make the Café the main entrance and encourage community networking while having Yoga classes offered in the rear.

**Action:** Motion was made by Mr. Grimm to approve the extension and additional funding not to exceed 10K for the Soma Center seconded by Mr. Marcinkoski.

**Vote:** All Ayes

**b. 812 Dixie Highway Parking Lot Engineer Selection**

A Request for Letters of Interest (RLI) #CRA 06/07 651-006 was sent to the CRA's six continuing service engineers on March 11<sup>th</sup>, 2009. The deadline to respond was March 20<sup>th</sup> 2009. Of the CRA's six qualified engineering firms, only two responded with a letter of interest: Civil Design, Inc. & ARCADIS.

In early April, Staff provided a copy of the letters from each firm along with an evaluation form to rank. We asked that the Board review each letter and rank the firms using the evaluation criteria that was referenced in the original RLI and provide the responses back to Staff prior to April 22<sup>nd</sup>. Staff received responses from six (6) CRA Board members. According to the rankings from the Board members, Civil Design Inc. received the highest average score of the two firms.

Based on the scoring of the Board, it is suggested that Staff enter into negotiations with Jeff Trompeter and Civil Design Inc. to provide construction management and bidding services for the 812 North Dixie Highway parking lot project. CRA Staff and Board are extremely eager to begin construction of the parking lot and the swift selection of a construction management firm will further expedite this project with completion expected in fall 2009.

Mr. Marcinkoski apologized for the delay in getting his evaluations forms back before the deadline.

**Action:** Motion was made by Mr. Blackman to approve staff's recommendation seconded by Ms. Ross.

**Vote:** All Ayes

**c. Residential Rehab Grant- Mary Demers residing at 501 South B Street**

Mrs. Demers is requesting financial assistance from the CRA to cover the following expenses: extensive landscaping, replace extensive wood siding, new water heater, exterior house painting, electrical, driveway work and foundation repair. At its February

24<sup>th</sup> meeting, the CRA Board tabled this item due to the fact that some members of the Board were not able to view the applicants' house prior to the meeting. Other Board members were concerned that additional problems with the structure needed to be addressed before funds could be encumbered. On February 27<sup>th</sup>, CRA Staff along with three members of the CRA Board visited the applicants' house and conducted a thorough visual inspection. Comments were made regarding the possibility that previous work on the house was improperly done and could therefore jeopardize the work in which the applicant is requesting grant funds for. The applicant has verified with the Lake Worth Building Department that permits were obtained for previous work done on the property. Although the applicant is willing to forego the extensive landscape and beautification in order to receive assistance for the siding, electrical, water heater and house painting she would like the Board to make a final ruling and provide guidance in order to proceed.

Mrs. Materio stated that Mr. Cybulski will be able to review the Beautification portion of the grant and offer some great alternatives that will be able to purchase more for the money that is being requested.

Mr. Marcinkoski requested that the applicant look into a natural gas water heater instead of an electrical one.

Vice Chair recommended funding the rehab portion and revisiting the beautification after the applicant has spoken with Mr. Cybulski.

Ms. Ross stated that she had a problem with applicant requesting paver bricks. Mrs. Materio stated that although they are expensive, environmentally pavers are the best way to go because they allow for better drainage and the natural water to go into the ground.

The applicant had brought forth Mr. Jim Gilda a landscape architect and a grant recipient that lives in the neighborhood. Mr. Gilda stated that there are a lot of different products on the market and this particular quote for sand set pavers could be investigated further. Ms. Demers stated that the driveway has cracks and must be repaired. Mr. Blackman stated that the amount of money that it would cost to pour a new asphalt driveway is a similar cost to putting in pavers.

**Action:** Motion was made by Mr. Grimm to approve the rehabilitation portion of the grant and have the applicant come before the Board again after speaking with Mr. Cybulski regarding the landscape seconded by Mr. Marcinkoski.

**Tom McGow-** Mr. Blackman brings up an interesting point. I am great proponent of the work the CRA does residentially; I like to improve the properties to encourage others to improve their properties as well. I am not going to encourage funding the best looking house on the block. There must be a level and a base line and bring all of the properties up to a certain point. The landscape on this property looks great the way it is. I applaud the CRA for its residential work.

Mr. Gilda stated that the suggestions made by Mr. McGow are good, but you also have to look at where this grant applies. It is a very specific grant in terms of income and owner occupied properties. In this City almost 50% or more of your properties are not owner occupied properties. Maybe there could be a secondary program that could target dilapidated properties that are not owner occupied and work closely with Code Enforcement.

**Lynn Anderson-** I agree with Tom McGow. This house is one of the nicest on the street and on this street there are a lot of properties that do need help. This house looks great and we should not be spending money on pavers and water heaters. Money is tight right now and there are a lot of residents within the CRA district that need help. I cannot believe that we are funding this owner.

**Vote:** 5 Ayes, 1 Nay

Mr. Marcinkoski stated that we need to re-evaluate all of the grant programs in the near future.

**d. Façade Grant- Farmer Girl Restaurant (1732 North Dixie Highway)**

Mr. Nick Kassam, owner of the Farmer Girl restaurant, is requesting funding from the CRA's façade grant program for parking lot repairs. Mr. Kassam has been working with the CRA to fix multiple issues with the restaurant along North Dixie Highway. Mr. Kassam has verified that repairs to the parking lot are currently a priority; therefore, he is asking the CRA for assistance from the façade grant program to cover half the cost. Mr. Kassam supplied the CRA with a quote of \$2,400 to provide a new asphalt overlay for the middle of the parking lot and seal coat the remainder of the parking area. The CRA would pay for \$1,200 of the repair and it will address parking lot code issues.

Legal Counsel stated that the Board would have to amend the policies of the program in order to waive certain criterion. Mr. Marcinkoski asked if they could be done as a part of the motion. Legal Counsel stated that the policy could not be amended since it was not an action item on the agenda. Legal Counsel did not recommend waiving the matching requirement for the applicant before the policies of the grant program are revisited and voted on.

**Action:** Motion was made by Mr. Marcinkoski to approve the grant for \$2,400 for seal coating and restriping of the parking lot at 1732 North Dixie Highway; the CRA will reimburse the applicant for half of the total cost seconded by Mr. Grimm

**Lynn Anderson-** I love the Farmer Girl Restaurant and that parking lot did need help. What bothered me is the announcement of his bankruptcy are we throwing money away?

CRA Code Inspector Morabito stated that the property has 3 code violations and code enforcement is working with the tenant one step at a time.

**Vote:** All Ayes

**e. Tenant/Façade Grant- Havana Hideout (509 Lake Avenue)**

Mr. Grimm recused himself from this item.

Ms. Chrissy Benoit, owner of Havana Hideout Bar & Restaurant, is requesting funding from the CRA's façade grant and tenant improvement grant programs. Havana Hideout encompasses a significant area at 509 Lake Ave. in the city's downtown district and is a primary sponsor of the weekly Bike Night event.

The owner is looking for assistance from the CRA to help cover the cost of new awnings, parking improvements, storage shed, gas line hook-up, new restrooms and electrical hook-up to the kitchen. In order to accomplish this work, the owner has applied for both the tenant improvement grant and façade grant. Staff recommends funding for Havana Hideout not to exceed \$6,400 in matching funds from the Tenant Improvement Grant and an additional \$4,237.28 from the CRA's façade grant program (total of \$10,637.28). Staff will require that the business place a sign of acknowledgment for the CRA which would be visible to its patrons. No CRA funds will be expended until all work is complete and verified.

Ms. Benoit made the following comments to the CRA Board:

- The kitchen will still be operating from the truck
- Propane tanks will disappear
- A natural gas line was found
- The truck has been approved by the State

The Board congratulated Ms. Benoit for making the Food Network and wished her the best of luck.

**Action:** Motion was made by Mr. Marcinkoski to approve staff's recommendation seconded by Mr. Blackman.

**Vote:** All Ayes

**IX. EXECUTIVE DIRECTORS REPORT:**

**a. Progress Report**

Staff stated that the Board was provided with a progress report. If the Board has specific questions please do not hesitate to ask. Mr. Marcinkoski wanted to know what is going to be happening with lighting in the Cultural Plaza. Staff stated that the City was already working with a Company to put up two LED lights in the Cultural Plaza. They will be providing us with a cost estimate.

**X. BOARD MEMBERS' COMMENTS:**

**Ed Grimm-** An incident occurred while I was in a public meeting at Compass. I had a family emergency and Compass would not interrupt the meeting to inform me of the situation. I am concerned about their policies and I would like staff to contact Compass and see if they intend to change their policies.

**Wayne Marcinkoski-** I am concerned with Compass's policies as well. If the CRA is going to continue having meetings at a place where they will not interrupt a meeting for an emergency the CRA should take further actions. I would love to see something on the agenda for the tree give away on May 16<sup>th</sup>.

**Donna Ross-** They have already begun working on the H Street Park. At the meeting at Compass they had two microphones.

**Wes Blackman-** Compass has a policy for the meetings because they hold a lot of group meetings that deal with substance abuse and addictions and other groups that are based on anonymity. The tax valuation for property values decreased 14%. It would be important to have Mr. Bates come before the Board to speak on the property value

A brief presentation was given by Ms. Gael Silverblatt, Chair of the LW City Tree Board. Ms. Silverblatt stated the next Shade Tree Give a way is scheduled for May 16<sup>th</sup>. Martin Cybulski- City Horticulturalist stated that he did not encourage residents to plant Queen Palms he recommended the alternative a Gumbo Limbo in an effort to restore Lake Worth's tree canopy that was severely damaged after the hurricanes. Mr. Cybulski offered to review the landscape portion of the Rehabilitation Grant Program. Mr. Cybulski made the following comments:

- Native trees are being grown more abundantly
- Irrigation is necessary
- Native plants may not need as much irrigation once established
- Drip irrigation is the best
- Landscape ordinance will be in draft form by next month for everyone to review and provide comments
- Allocate money for the 10K tree needed by 2013

**VII. CONSENT AGENDA**

- Community Aid Grant- Rotary Club Passive Park**
- Authorize Phase II Environmental Assessment at 1718 South Douglas Street**
- Authorize Staff to draft letter to County regarding the traffic signal at 10<sup>th</sup> and A Street**

**Action:** Motion was made by Ms. Ross to approve the consent agenda as is seconded by Mrs. Materio.

**Vote:** All Ayes

**VIII. ACTION AGENDA:**

- Tenant Improvement Grant– The Soma Center (609 Lake Ave.)**

At is October 14<sup>th</sup>, 2008 Board meeting, the CRA approved awarding \$7,667.50 in matching funds (half of \$15,335) from the Tenant Improvement Grant to the Soma Center located at 609 Lake Ave. The purpose of the grant was to help cover the cost of painting, stucco, a new door, yoga floor and demolition of walls. The owner, Mr. Michael Coupland, would like to move the yoga activities to the back building and move the retail and café areas to the front street level. The owner also plans to offer more food options at the café and increase the amount of merchandise in the retail section of the business.

Unfortunately, as the owner of the business proceeded through the building department review process, a series of events occurred which resulted in the renovation being delayed and requiring changes to the original plans. The delays and additional requirements resulted in the expiration of the grant (work must be completed within 6 months of approval) and increased costs. The building department has tentatively approved a solution by allowing the Soma Center to build a pergola between the two buildings; however, this addition will increase the cost of the project by another \$7,436.25.

Staff recommends approving a grant extension for the Soma Center and approving funding not to exceed \$10,000 Staff will require that the business place a sign of acknowledgment

decrease and the MSTU exemption this way the CRA knows what the figures are and what impact it will have on the CRA's budget. Mr. Blackman made the following comments on the Master Plan Effort by the City:

- 2003 City got a lot of public comment which lead to a Comprehensive Plan
- This has been going on over 6 years
- Comprehensive Plan is not in compliance with the State of Florida
- This holds us back from doing land use plan changes
- DCA issued an ORC report
- The City spent 1 Million dollars in consulting fees
- The CRA funded some of this Comprehensive Plan
- The changes that are being discussed now will limit what we are able to build within the City
- We have agencies that will give money to Lake Worth right now but we must have a Plan that is in compliance with the state

**Shanon Materio-** I still don't understand why our terms are not staggered. There will be no one left on the Board but Ms. Ross. We can all re-apply and be re-interviewed but there is no guarantee of being re-appointed.

**Brendan Lynch-** Thank you for your patience as I lead the meeting.


**Action:** Motion was made by Mrs. Materio to adjourn the meeting at 7:58pm seconded by Ms. Ross

**Vote:** All Ayes

X. **ADJOURNMENT:**

Meeting adjourned at 07:58 p.m.

Minutes Approved 5.12.09

  
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Mark Rickards  
Chair, CRA Board

  
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Emilia Theodossakos  
Recording Secretary