

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY
WORKSHOP MEETING
LAKE WORTH CITY HALL CONFERENCE ROOM
TUESDAY, JANUARY 27, 2009
6:00 P.M.**

I. ROLL CALL:

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

Present were CRA Members Mark Rickards, Brendan Lynch, Donna Ross, Ed Grimm, Wes Blackman, Shanon Materio & Wayne Marcinkoski.
Also present was CRA Director, Joan Oliva

II. PLEDGE OF ALLEGIANCE:

III. DISCUSSION AGENDA:

a. Cultural Redevelopment Program- Hands on Consulting Agreement

The Board unanimously chose Hands-On Consulting to provide the services listed in the RLI. At the January 13, 2009 meeting, the Board approved the execution of the agreement between the CRA and Hands-On Consulting. The consensus of the Board at the meeting was to execute the agreement with Hands-On, so the consultants could begin work within the next two months. The Board discussed the upcoming joint meeting with the City Commission, originally scheduled for January 27, 2009, and wanted to ascertain a consensus from the Commission that they were supportive of the program and agreement. The motion that was made at the meeting by Commissioner Lynch and seconded by Commissioner Blackman was to approve the execution of the agreement by the Chair no sooner than February 2, 2009. The vote was unanimously in favor of the motion. The joint meeting was postponed by the City Commission and will not take place until a day yet to be determined in February.

Staff stated that since the last meeting Staff had spoken with Commissioners Golden, Lowe and Mulvehill. Both Commissioners Lowe and Golden stated that the CRA should execute the agreement with Hands On and begin moving as quickly as possible. Commissioner Mulvehill stated that she would like to get more feedback from the public.

The Board reached consensus to have staff draft a letter to all of the City Commissioners prior to the execution of the agreement with Hands On. The letter is to include the following:

- Neighborhood Stabilization
- Redevelopment Plan Goals
- The time that it will take Hands On to review all of the CRA's and City's documents
- History of the RFQ process
- Include the deadline
- Engage the Commission for questions, concerns or suggestions

b. Economic Summit

The TCRPC Plan recommends the City define a community vision. This vision would include building a consensus of what the City wants to have, where and what development should look like. The Implementation section of the plan states the following; "The City is at a cross-road regarding its economic future and there are serious implications for the decisions facing the City in this regard." The Plan recommends the hiring of a retail consultant, an economist and planning professionals to conduct an Economic Summit. The goal of the summit is to provide the City with a vision, so

decisions regarding its economic future can be realized and consensus can be reached regarding necessary implementation steps.

The Citizen's Master Plan, developed by the Treasure Coast Regional Planning Council (yet to be approved) includes a market overview. The market overview states that no strong retail nodes exist within the City. Local consumers are forced to leave the City to buy the goods they need. This "leakage" means that residents are not spending money within the City. Goods, services and even jobs are located outside of the City limits. According to the data, however, strong demand exists for retail. Data supplied in the Plan estimates retail demand to be 200,000 – 300,000 square feet through 2013 and 325,000 – 450,000 through 2020. Retail in proximity to residents is a crucial component of the City's sustainability. Time and money spent traveling outside of the area to purchase products and services increase resident's cost of living.

Staff stated that we need to identify the market and create a scope. The CRA would then hire someone to facilitate it.

The CRA Board made the following comments:

- Must look into the price of the rents in the downtown
- Offer a tax abatement incentive
- Take a survey from the retailers to get their perspective
- Engage the City Commission with the initial stages and thoughts
- This will stimulate the Cultural Redevelopment Program
- Need to get inventory and see what is available
- Guide to rentals; anything under 5000 sq. ft.
- Incentive based policies to implement the plan that will be created

IV. **BOARD MEMBER COMMENTS:**

Wes Blackman- Look into the possibility of having an extra meeting a month to walk the 10th Avenue Site as a Board so there are no surprises once the project has already been completed.

Brendan Lynch- No comment.

Wayne Marcinkoski- Continue to check on the status of the plans for 812 N. Dixie parking lot. I would like the minutes and audio from the meeting to available online the day after the meeting. A grocery in the downtown is a great idea. Try and get people to spend money here in Lake Worth to create jobs.

Ed Grimm- What does the master plan say and when will it be approved.

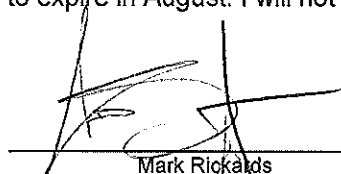
Shanon Materio- Thanked Wes for the 10th Avenue comment. It would be great to understand the road construction process.

Mark Rickards- CRA Board Member terms are going to expire in August. I will not be seeking re-appointment.

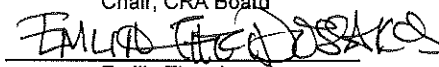
V. **ADJOURNMENT:**

Meeting adjourned at 7:43 pm.

Minutes Approved 2/24/09



Mark Rickards
Chair, CRA Board



Emilia Theodossakos
Recording Secretary