

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
CITY COMMISSION MEETING ROOM  
TUESDAY, APRIL 8, 2008  
6:00 P.M.  
(AMENDED)**

**I. ROLL CALL:**

The Chair called the meeting to order at 6:21 p.m. on the above date in the Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth, Florida.

Present were CRA Members Brendan Lynch, Matt Constantine, Mark Rickards & Wayne Marcinkoski.

Also present was CRA Director, Joan Oliva

**II. PLEDGE OF ALLEGIANCE:**

**III. APPROVAL OF MINUTES:**

- a. March 25, 2008
- b. March 25, 2008 (Joint City Commission/CRA Workshop)

**Action:** Mr. Marcinkoski made a motion to approve the March 25, 2008 and March 25, 2008 (Joint City Commission/CRA Workshop) seconded by Mr. Constantine.

**Vote:** All Ayes

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

**Addition:** Action Item B. Cancel CRA's regularly scheduled meeting on April 22, 2008.

**Action:** Motion was made by Mr. Constantine to approve the agenda with the following addition: Action Item B. Cancel CRA's regularly scheduled meeting on April 22, 2008 seconded by Mr. Marcinkoski.

**Vote:** All Ayes

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

**Mary Lindsay-** Congratulated new chair and vice chair. Requested that the Board give Mr. Tompkins a plaque for his service.

**Dee McNamara-** I don't see the necessity for a plaque for Mr. Tompkins.

**Peter Timm-** I'm against the CRA Board expending so much money on the Pugh Property since this property had outstanding code fines.

**Lawrence McNamara-** Congratulated the chair and vice chair. I would like this Board to consider broadening your mission statement as much as possible to include whatever you can to alleviate the funds in the City's budget. Any financial help the CRA can give to the City within the CRA district would be very wise. Reconsider the 10<sup>th</sup> Avenue project and focus on the neighborhoods in that area.

**V. CONSENT AGENDA:**

- a. **Commercial Enhancement Grants- Authorize Executive Director to grant extensions to recipients from FY 06-07**

b. **Brownfiled Assessment Grant Application- Approve Application**

**Action:** Motion was made by Mr. Marcinkoski to approve the consent agenda seconded by Mr. Constantine.

**Vote:** All Ayes

VI. **ACTION AGENDA:**

a. **Commercial Enhancement Grants- Review and Award Funding to applicants for FY 07/08**

Each year the CRA provides grant funds for new and existing businesses within the CRA district to improve the exterior of their properties. The fiscal year 2007/2008 Commercial Enhancement Grant cycle closed to applicants on February 29<sup>th</sup> 2008. The CRA received 4 Commercial Enhancement applications this year. Additionally, of the 4 applicants, one of the applications has been denied the grant due to the improvement work already been completed.

The three qualifying applicants and the amounts they are requesting are as follows:

- **Rotelli Pizza** (701 Lake Ave.): Requesting \$22,720.00 to help pay for \$45,440 worth of improvements. Improvements include new solar lighting around the building and in the parking lot, porcelain tiles to cover exterior walls and rear and new lighted patio umbrellas for outdoor dining.
- **Paradiso Restaurant** (625 Lucerne Ave.): Requesting \$25,000 to help subsidize \$138,940 worth of improvements. The owners of this small business are planning to significantly improve the outside façade of their restaurant. They also believe that these improvements will boost job creation through the hiring of more wait and bar staff in addition to the construction labor they plan on hiring.
- **Gallo Building** (130 North Dixie Hwy.): Requesting \$21,781.50 to help subsidize \$47,206.75 worth of improvements. The property owner has recently made many improvements to this building including new doors, paint and lighting. He is now requesting grant funding to improve the parking lot, dumpster enclosure, landscaping and irrigation. Although the improvements do not front Dixie Highway, the finished construction will benefit residents of the new Hammon Park development directly across the street.

In March 2006 (FY05/06), the CRA provided \$25,000 in addition to \$50,000 from Palm Beach County to Rotelli's for development and construction costs. One of the new stipulations of the Commercial Enhancement Grant is that properties funded through the Commercial Enhancement or Façade Grant program within the past 3 prior years may not apply, therefore the Board must approve whether this applicant receives funding.

The Board budgeted a total of \$175,000 under the CRA's Commercial Enhancement Grant line item for FY 07/08. Any funds granted will be deducted from this amount.

Staff stated that one of the new requirements for this grant that will be implemented this FY is that applicants that have been funded within the last 3 years may not re-apply.

Chair stated that the Board will discuss each property separately to avoid a confusing motion.

**Rotelli Pizza**

In Commissioner Materio's absence she submitted a letter to be read into the record. This is available upon request at the CRA office. Mrs. Materio suggested that the CRA pay for the solar panels for Rotellis encouraging business to go green.

**Action:** Motion was made by Mr. Marcinkoski to deny the Rotelli's application at this time but encourage them to re-apply when they are eligible seconded by Mr. Constantine.

Mr. Lynch stated that the Board should aim to fund more permanent improvements unlike the patio furniture that Rotelli's requested funding for.

**Barbara Aubel**- The outside of the structure is historic. Any improvements attempted to be made to the outside will be denied by the Historic Preservation Board.

**Lawrence McNamara**- I liked Wayne's motion and Barbara's comments.

Staff introduced Nancy Gonzalez as the representative from Rotelli's. Ms. Gonzalez stated that the marble on the exterior is deteriorating and needs work.

**Dee McNamara**- If the CRA pay's for Rotelli's solar lighting with the tax payer's money then the CRA should pay for solar lighting for every business downtown.

**Vote:** All Ayes

#### **Paradiso Restaurant**

The applicant is putting in \$138,000 in improvements to the interior and exterior of the building and requesting the maximum of \$25,000.

**Action:** Motion was made by Mr. Lynch to approve this grant in the amount of \$25,000 seconded by Mr. Constantine.

Mr. Angelo Romano is the owner of Paradiso Restaurant. Mr. Romano has been in business in downtown Lake Worth for 11 years.

**Dee McNamara**- Contributes greatly to the City's economy. He should be entitled to the \$25,000.

**Barbara Aubel**- Great restaurant great neighbor on Lucerne Avenue.

**Mary Lindsey**- This restaurant should be awarded the \$25,000.

**Lawrence McNamara**- This adds to the ambiance of the downtown. I encourage the Board to give this grant to the applicant.

Mr. Romano stated that this project should be completed within a few months.

**Action:** Motion was made by Mr. Marcinkoski to award Paradiso \$25,000 for the Commercial Enhancement Grant Program seconded by Mr. Constantine.

**Vote:** All Ayes

#### **Gallo Building**

Staff stated that the building is under code violation for parking and landscape. Mr. Joseph Bowan introduced himself to the Board as the property owner.

**Action:** Motion was made by Mr. Constantine to fund the Gallo Building for the amount requested.

Motion dies for lack of a second.

**Lawrence McNamara**- This building is rented by the City for at least \$5,000 per month. Giving them \$25,000 would be very unwise.

**Peter Timm**- This property has code violations. Adding irrigation or trees should not be covered

by the façade grant.

Dee McNamara- We are liable for our trees not our tenants. Please decline this irrational wish.

Barbara Aubel- The façade is not being worked on here it is the back parking lot.

Mary Lindsey- Motion failed for lack of a second why are we having further discussion.

Mr. Bowan stated that the tenant did their own tenant improvements to the interior of the building. City owes over \$9,000 in back taxes that we have not been able to collect.

**Action:** Motion was made by Mr. Marcinkoski to not approve the applicant for any funding at this time seconded by Mr. Lynch.

**Vote:** All Ayes

**b. Cancelling regularly scheduled CRA meeting on April 22, 2008**

**Action:** Motion was made by Mr. Lynch to cancel the regularly scheduled CRA meeting on April 22, 2008 seconded by Mr. Marcinkoski.

**Vote:** All Ayes

**VII. EXECUTIVE DIRECTORS' REPORT:**

**a. Treasurer's Report**

**VIII. BOARD MEMBERS' COMMENTS:**

**Wayne Marcinkoski**- Considered creating a grant pool with monies on a first come first serve basis.

**Matt Constantine**- Attended the Tropical Ridge Neighborhood Association with Chris Dabros.

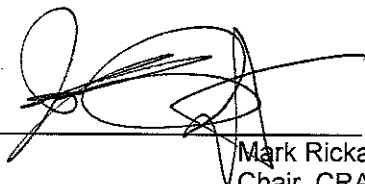
**Brendan Lynch**- Apologized for his tardiness. Encouraged staff and fellow Commissioners to push the City Clerks office to open Board appointments to fill the CRA's vacancies. Congratulated Mark on the chairmanship.

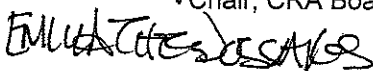
**Mark Rickards**- Mr. Tompkins put in a lot of hours on this Board and I would recommend giving him a plaque in appreciation for his service.

**IX. ADJOURNMENT:**

Meeting adjourned at 7:24 p.m.

Minutes Approved 5-13-08

  
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Mark Rickards  
Chair, CRA Board

  
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Emilia Theodossakos  
Recording Secretary