

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
LAKE WORTH CITY HALL COMMISSION CHAMBERS  
TUESDAY, JULY 14, 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 Commission Chambers located at 7 North Dixie Highway, Lake Worth, Florida.

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

Also present was CRA Director, Joan Oliva

**II. PLEDGE OF ALLEGIANCE:**

**III. APPROVAL OF MINUTES:**

**a. June 9, 2009**

**Action:** Motion was made by Ms. Ross to approve the minutes from June 9, 2009 seconded by Mr. Lynch.

**Vote:** All Ayes

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

**Action:** Motion was made by Mr. Blackman to adopt the agenda seconded by Ms. Ross.

**Vote:** All Ayes

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

Laurence McNamara- I read that the Delray Beach CRA was giving \$500 stipends to businesses that are starting up for the first 6 months. If you have any discretionary funds would be to give \$500 to the existing businesses in the downtown that are struggling.

Rene Varella- I think the rumor that the CRA will be taken over by the City Commission is a big mistake and I will work hard against it. I will lobby every commissioner and the Mayor to make sure that this does not happen. This decision would not be wise. We need to have an independent CRA Board.

**VI. ACTION AGENDA:**

**a. Community Aid Grant- Lake Worth Resource Center/ The Mentoring Center**  
The Resource Center is currently in the process of expanding their services to create a green jobs training program and has recently started a carpentry workshop with assistance from Palm Beach Community College. Other new workshops are also planned for the center in the future. Earlier this year the CRA provided the center funding to host a one-day Interfaith Open House event which attracted over 40 attendees.

In order to maintain these programs, the Center requires assistance from other organizations including the City and private grants. The Center is currently in desperate need of goods to provide to the participants of these workshops such as furniture, kitchen supplies, computer hardware and marketing material. Unfortunately, operating expenses is an ineligible item under the terms of the Community Aid Grant; hence, this grant should not fund items such as the furniture, kitchen supplies and hardware. In addition, the grant only provides up to \$1,000 for programs such as the job training programs being conducted at the center. Therefore, Staff recommends the Board approve funding up to \$1,000 to the Resource Center for the purchase of marketing material, green marketing material, promotional items and printing services only.

The Community Aid Grant offers applicants up to \$3,000 for projects and \$1,000 for events and programs and is intended to promote effective communication and a cohesive, cooperative spirit among the various public and private leaders in the community, increasing volunteerism while using the talents of existing civic organizations and committees.

Staff recommended approving a Community Aid Grant for the Lake Worth Resource Center in an amount not to exceed \$1,000 for promotional and educational materials only.

Mr. Blackman stated that he visited the center and picked up a letter from Lisa Wilson to all of the employers registered through the center the letter states the following: "Since the Centers funding is solely based on job placement, it is imperative that NO Employee's personal telephone numbers are requested, or accepted when offered. If the case arises that you wish to hire the employee for longer than was originally agreed upon, we ask that you notify the center with that request and we will contact the employee This is solely to make sure that our records are complete and that our funding is not adversely affected. Any work performed without the Center's knowledge is a loss in our funding."

Mr. Blackman asked if there is any information on job placement as a part of this application. Staff stated there is not for this application just for job training. Lisa Wilson from the Resource Center was there. Mr. Blackman stated that funding for the center is solely based on job placement since you are tracking the information do you have job placement information available? Mrs. Wilson stated that she did not have it available tonight but it would be a part of the City Commission presentation on July 21<sup>st</sup>. The promotional material that the Resource Center is requesting funding for will state that the Center does not want people to be picked up outside.

Mr. Marcinkoski said that on Pg. 7 it states that total revenue is \$396,000; expenses are \$26,000 from what I see you're making \$396,000. Mrs. Wilson stated that her interpretation of our grant was that we wanted to know how much we are spending overall and you are missing quite a few line items from the Center's budget.

Ms. Wilson stated that they feed people twice a day 6 days a week that is why the kitchen line item is \$12,000. That is an annual number.

Mr. Blackman stated that based on the budget provided it appears that there is a substantial operating subsidy provided by the City to the Center. Ms. Wilson stated that the City agreed to keep on the expenses because the Resource Center offered to share

the facility with the City and other community groups that may need it. We accepted the lease for the building as is and the City made changes to it because the facility was not ADA compliant. The hours that the Center is available for job training and a workshop is 7am to 2pm the building is available for the rest of the day. We are partnered with the Community College and because of this we are able to stay open in the evenings. Classes offered during the day are open to the general public as long as you are a resident of Lake Worth.

Mr. Don Wilson stated that Mr. Blackman was inaccurate when he stated that the City pays for the Resource Center's phone bill. Mr. Blackman stated that he said electric utilities and not the phone. Mr. Wilson stated that the Resource Center pays for its telephone and internet.

Ms. Wilson stated that they need ten wireless cards.

**Action:** Motion was made by Mr. Grimm to fund the Resource Center not to exceed \$1,000 for promotional and educational materials only seconded by Mr. Ross.

Laurence McNamara- Happy that you are such custodians of the public's money. Thirty minutes to discuss and \$1000 grant seems like it would be better to spend that kind of time on 6th Avenue South. The upgrade of the building was mandated by the City so that the Resource Center could move in and be ADA compliant. It is nice that we are taking care of a City building. A nice project for them to do would be to paint the exterior of the building the same color as City Hall so that it is identified as a City building.

Mr. Lynch stated that he could not support the motion. Mr. Blackman stated that it is difficult for him to support this motion from a public policy point of view. I went there to look for an opportunity for employment. Mr. Blackman filled out an employment application and then was presented with a W-9. He asked if everyone that applied at the center was given a W-9 and asked for their social security number. Mr. Blackman stated that if the policy is not to look at any identification why did they assume that I had a social security number. Because I looked different than the other people?. Mr. Blackman stated that he will be back at 8am Friday.

Legal counsel stated that there is no conflict if a Board member wants to apply for employment.

Mr. Lynch stated that we are voting to fund an organization in my opinion with a mission that is illegal.

**Vote:** 4 Ayes, 2 Nays

**b. Commercial Enhancement Grant- Approve Review Criteria**

At the CRA Board's June 9, 2009 meeting, the Board voted to offer both the Commercial Enhancement and Tenant Improvement Grant to Lake Worth businesses by opening up the grant window from June 30 – July 30. The grants will be approved by the Board using a competitive evaluation. Two scoring sheets have been developed for the Board to review and use to rank the applicants at a meeting scheduled for sometime in August.

The scoring sheets were created using the criteria listed in the applications and encourage the need for high street front impact, green building, creating job opportunities and causing occupancy of a presently vacant building among other criteria.

There are several stated goals in the Redevelopment Plan that the Commercial Enhancement Grant program addresses in terms of economic development, historic preservation, land use and redevelopment. However, the specific goal of this program as identified in past years is to improve the street front appearance of Lake Worth's commercial corridors through private property renovation and maintenance.

Chair stated that there are two different criteria and in neither of the two is there a needs basis I fully support that, I don't think it belongs in the commercial grants.

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

Rene Varella- I love the fact that you are reviewing this portion of it. One thing that I would emphasize the whole way through that you make sure you are supporting good businesses with viable business models. We need more successful and sustainable businesses.

Mr. Marcinkoski stated that this will be used as a guide not a scoring sheet. The Executive Director stated that there is a maximum of ten points for each. It is a guide for the Board to use. Those that rank high will be more likely to receive funding.

Legal counsel stated that the scoring sheets should include that they are only to be used as a guide.

**Vote:** All Ayes

**c. NSP2- Approve Application**

The Neighborhood Stabilization Program 2 (NSP-2) seeks to address home foreclosure and residential property abandonment. Up to \$1.93 billion is available, from the Department of Housing and Urban Development (HUD) through the American Recovery and Reinvestment Act of 2009 to help stabilize neighborhoods that continue to suffer the deepening economic effects of devaluation and foreclosure.

The Lake Worth CRA, in conjunction with the City and other consortium partners, prepared a grant application which will be submitted as part of the competitive allocation process in pursuit of NSP-2 funds for our targeted area. The total request amount is \$23.2M.

NSP funds are to be used for activities that include, but are not limited to:

- Establishing financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- Purchasing and rehabilitating homes and residential properties abandoned or foreclosed;
- Establishing land banks for foreclosed homes;
- Demolishing blighted structures; and
- Redeveloping demolished or vacant properties

NSP grantees can use their discretion to develop their own programs and funding priorities. However, at least 25 percent of their NSP funds shall be appropriated for the purchase and redevelopment of abandoned or foreclosed homes or residential properties that will be used to

house individuals or families whose incomes do not exceed 50 percent of the area median income. In addition, all activities funded by NSP must benefit low- and moderate-income persons whose income does not exceed 120 percent of area median income.

**Our consortium partners include the following:**

Municipal Partner:

The City of Lake Worth

**Non-Profit Partners:**

Housing Partnership

Adopt-A-Family of the Palm Beaches

Lake Worth CDC

The Lord's Place

Habitat for Humanity of the Palm Beaches

Housing Leadership Council

United Way of the Palm Beaches

Palm Beach Community College

Indiantown Non-Profit Housing

Families First of Palm Beach County

Children's Services Council of Palm Beach County

Realtors Association of Palm Beach County

National Community Stabilization Trust

**For Profit Partners:**

The Urban Group – Management Consultant

Stuart and Shelby – General Contractors

Cannatelli Builders Inc. – General Contractors

Craftsman Plus Inc. – General Contractors

Woodside Homes – General Contractors

All Phase Services – Demolition

Intelli-Green – Green Construction/ Consulting

The CRA Board approved the Program Summary provided by Staff at the Special Meeting held on July 9, 2009. The grant must be mailed by July 15, 2009 in order to be received and processed by HUD by July 17, 2009.

Staff requests the Board approve the NSP-2 grant application and direct Staff to submit the full application to the Department of Housing and Urban Development.

Staff stated that crime rate information was compiled using in from the database. Mr. Blackman stated that on pg. 5 the word is County appears and should be City. Under the municipal partner the contribution from the City will support to ensure that the grant will be implemented quickly and efficiently if funding is received. I am concerned about waiving the liens and code fines on existing foreclosed properties because at some point we have to use this as a lever.

Mr. Marcinkoski wished that the target area would have gone to A Street and the Trojan House.

**Action:** Mr. Blackman made the motion to approve the NSP-2 grant with the recommended changes seconded Mr. Lynch.

Vote: All Ayes

**VII. EXECUTIVE DIRECTORS REPORT:**

**a. Progress Report**

Ms. Ross stated that it is a wonderful idea that we are going to begin emailing the newsletter and great job on the face book page. Staff stated that the Golf Course is a part of the Bicycle Network Plan Final.

Staff stated that the trip hazard issue in front of Dave's has been addresses and Public Services will be taking care of it. Ms. Cabrera stated that we will submit the grant and will be notified by December. The entire amount of money must be spent by 3 years. This is an opportunity to really get these properties back on the tax roll and get them productive again. Nothing can be done between now and December. HUD will be reviewing these grants over the next couple of months and decide.

Staff stated that the Cultural Redevelopment Area was just made larger for this grant and one overlaps the other.

**VIII. BOARD MEMBERS' COMMENTS:**

**Ed Grimm-** Wes this is nothing personal but the idea that we are showing up at venues where people are applying for grants for work makes me feel a little uncomfortable.

**Wayne Marcinkoski-** We need to try and keep personal stuff out of the vote.

**Donna Ross-** It would be wonderful to have a contest or a lottery for residential units not included in the target area for private individuals to come in and rehab these properties. Let's get some private enterprise involved.

**Wes Blackman-** This is a quasi public issue. Many people in the community feel very strongly about the Mentoring Center being used in a public building. I wanted to make sure that there was not discrimination going on. I was not applying to the agency I was going through the registration process. I did not see this as a conflict. I appreciate the opportunity that the City Commission gave me to serve on the CRA Board. We have a world class staff that was able to put this grant together with little or no support from the Commission. Lets not kill debate in the City of Lake Worth.


**Brendan Lynch-** Thanked Wes for having the courage to share his story about the Resource Center. Thanked staff for putting the grant together. Stand up for the CRA and our independence.

**Mark Rickards-** I have learned a lot on the CRA Board it has been an honor to interact with great staff and legal counsel. CRA is strongest as an independent Board making independent decisions.

**IX. ADJOURNMENT:**

Meeting adjourned at 07:25 p.m.

Minutes Approved 8.25.09

  
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Mark Rickards  
Chair, CRA Board

  
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Emilia Theodossakos  
Recording Secretary