

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
LAKE WORTH CITY HALL COMMISSION CHAMBERS
TUESDAY, JUNE 10, 2008
6:00 P.M.**

I. ROLL CALL:

The Chair called the meeting to order at 6:02 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, Matt Constantine, Wayne Marcinkoski & Shanon Materio.

Also present was CRA Director, Joan Oliva

II. PLEDGE OF ALLEGIANCE:

III. APPROVAL OF MINUTES:

- a. May 13, 2008 (Amended)
- b. May 27, 2008

Action: Mr. Lynch made a motion to approve the minutes seconded by Mrs. Materio.

Mr. Marcinkoski stated on the minutes from 5/27/08 on pg. 3 the action. Mr. Marcinkoski stated that he wanted the word "amended" in the action because the agenda was amended.

Action: Mr. Lynch made a motion to approve the minutes from May 13th and May 27th with the addition of adding the word "amended" to pg. 3 consent agenda seconded by Mrs. Materio.

Vote: All Ayes

IV. AGENDA – ADDITIONS/DELETIONS/REORDERING:

Action: Motion was made by Mr. Marcinkoski to approve the agenda as it is seconded by Mr. Lynch.

Vote: All Ayes

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

Chris Erhard- Wanted to speak on 10th Avenue North Project. Mr. Erhard stated the following:

- This project needs to go forward
- There has been four years for citizens to include their input
- Improvements on this road are necessary
- I am a recreational biker but I do not think they are necessary on 10th
- Adding a legitimate bike lane is not included in the plan
- Adding bike lanes on 9th and 11th is a great alternative
- Project looks very nice. It would be a welcomed addition to the City.
- If it is lit and it's safe why not walk.
- Need for necessary traffic calming on the alternate roads that will have an increase in traffic.
- Let's do this.

Donna Ross- I am auditioning tomorrow night to be on the CRA Board so I have been reading the CRA plan and it is very edifying. I spoke with Daryl Boyd and there are 20 children short for their

summer recreation program. Maybe we can get some kids from the CRA district and fund them to go to summer camp. For \$6,000 we can put 20 kids in camp. Time is of the essence because camp is going to start soon. I mentioned it to Retha Lowe and she was pleased with the idea.

Dee McNamara- Lake Worth is known as a dangerous City. The prime duty of administrators is to safeguard the life of its citizens. We pay taxes for such purpose. Spend our money on our safety first. 6th Avenue South is no project to be proud of for pedestrians. Its mangy trees are no improvement for the neighboring homes.

VI. CONSENT AGENDA: (Deleted)

a. Community Aid Grant- All Things Possible

b. Approval of Easement Agreement for 812 North Dixie Highway

Mr. Marcinkoski wanted to pull both items from consent.

Action: Motion was made by Mr. Marcinkoski to approve the consent agenda by reordering the following: move consent items a & b to action items a & b and then bump everything else down formerly a would now be c, formerly b would now be d, formerly c would now be e.

Legal council stated that this is not necessary since all items were pulled from consent just continue with the consent agenda as an action agenda.

VII. ACTION AGENDA:

a. Community Aid Grant- All Things Possible

Mr. Marcinkoski had the following concern with funding this grant: they are expecting 200 children to attend the event be open to the public? Staff stated that it is open to the public but he has a list of high risk youths that will be included. Mr. Marcinkoski said pg. 7-9 of the grant application that includes the cost breakdown. Mr. Marcinkoski did not understand why the cost breakdown included is so high. These questions arise because the applicant had an LLC that was dissolved because he was not making any money in December 2007 according to the state's website. Now he is using the same name but as an incorporation. Mrs. Materio clarified that LLC's are dissolved as a common business practice because they are very expensive to up keep. Corporations are much cheaper to maintain.

Staff stated that this grant is based on reimbursement but the applicant has requested the money up front. Staff stated that the applicant was aware that the meeting was this evening.

Action: Motion was made by Mr. Lynch to approve this grant with proof of expenses via receipts up to a maximum of \$1,000 seconded by Mr. Constantine.

Mr. Marcinkoski still was not sure what we are funding. Lastly, the email address I looked up the website. It appears, (I can't say for sure) I am assuming it is the same man, that they sell stuff for motivational speaking. Chair stated that Mr. Marcinkoski is requesting that the grant be funded based on a hard goods reimbursement list.

Action: (Amended) Motion was made by Mr. Lynch to approve this grant with proof of expenses via receipts for all perishable goods up to a maximum of \$1,000 seconded by Mr. Constantine.

Mrs. Materio stated that at the end of the day the applicant may be spending \$10,000 and he is only requesting \$1,000 from the CRA.

Vote: All Ayes

Mr. Marcinkoski stated is anyone responsible for this, which was the other question he had but he guessed that he should have asked it earlier.

b. Approval of Easement Agreement- 812 North Dixie Highway

Mr. Marcinkoski stated that he did not have attachment c & d that were included in the agreement. Mr. Marcinkoski stated he has real questions regarding what we are approving when he can not look at it. Maybe Mr. Tolces wants to try and clear this up.

Staff stated Exhibit C is the former alley 9.5' x 130' we have a drawing depicting this and a survey. Exhibit D is the site plan, which was approved as a Board at the last meeting.

Mr. Marcinkoski stated on pg. 2 paragraph 4 that the CRA agrees to provide new asphalt, striping and parking stops on Summertime's property. I don't think parking stops should be included on this. Staff stated that the parking stops are included on the site plan. These stops are on Summertime's property. Chair stated that the easement is on both half's. Mr. Marcinkoski had concerns with the total cost associated with the paragraph as well as not having a site plan listed as Exhibit D.

Mrs. Materio stated that this was all included on the site plan last meeting which included all the stops. We have had numerous meetings dealing with this parking lot and a Commissioner that is not pleased that we still have not built the parking lot. The vote tonight is specifically for the easement.

Action: Mr. Lynch made a motion to approve the easement agreement for 812 North Dixie Highway seconded by Mrs. Materio.

Mr. Marcinkoski found it difficult to believe that the Board would agree to pay for improvements without having a clear description of what area we are improving and it appears we are going to maintain 50% into the future. There are no "do not exceed" clauses in the agreement and we are going to do all of this by July 31st. I can not vote on something that is not spelled out and I am frankly concerned that our Board would vote to do something where it is not clearly spelled out.

Mr. Lynch stated from a legal standpoint the word endeavoring gives a lot of room to work with.

Call the Question: Mr. Lynch called the question seconded by Mrs. Materio.

Vote: 4 Ayes, 1 Nay

Chair stated motion has been made to approve the easement agreement with a second.

Vote: 4 Ayes, 1 Nay

c. Police Funding

CRA funded, community policing patrols were established in 2006 to increase the visibility of police officers through the use of foot, bicycle and vehicle patrols within the CRA boundaries. In October, 2007, the CRA Board authorized the Interim Executive Director to sign an Inter-local Agreement with the City of Lake Worth for the provision of additional community policing services that would not only serve the downtown area, but also, the western neighborhoods. To pay for the additional coverage, the Board voted to increase the line item for community policing from \$100,000 to \$141,000 for fiscal year 07/08.

CRA Staff and the Police Department have had frequent meetings to discuss ways to improve the level of service in the community. One recent conversation has brought to light the need for increased patrols in the CRA district near 10th Avenue North and South Dixie Highway. This area has recently experienced a significant increase in criminal activity. Additional patrols in this neighborhood could help stabilize the area and help deter crime like they have in other areas of the district.

Staff requested that the Board consider funding patrols for the area of 10th Avenue South and Dixie Highway. The Board may wish to fund one of the three provided options or consider another schedule and gauge the impact from now until the end of September. If the patrols have the desired effect, the CRA can consider an increased level of funding for the next fiscal year. The Board may also choose to wait until the next fiscal year before providing additional funding.

The three funding options provided by the police are as follows:

Schedule # 1-June 06-September 27, 2008
Friday 7:30 pm-1230 am (2) Officers
Saturday 7:30 pm -1230 am (2) Officers
Approximate Cost-\$17,680.00

Schedule # 2
Friday 7:30 pm-1230 am (2) Officers
Saturday 7:30 pm -1230 am (2) Officers
Sunday 7:30 pm -1230 am (2) Officers
Approximate Cost-\$27,040.00

Schedule # 3
Thursday 7:30 pm-12:30 am (2) Officers
Friday 7:30 pm-1230 am (2) Officers
Saturday 7:30 pm -1230 am (2) Officers
Sunday 7:30 pm -1230 am (2) Officers
Approximate Cost-\$35,880.00

Action: Motion made by Mr. Marcinkoski to approve funding for extra patrols as listed on schedule 3 with giving the police the flexibility if needed to adjust that but roughly with the approximate cost of \$35,880 for the remainder of this fiscal year as spelled out through September 27, 2008 seconded by Mr. Lynch.

Staff stated that the amount would be up to \$35,880 and the police submit invoices monthly. Staff stated that she will come back with an inter-local. Mr. Constantine stated that we should consider a more holistic approach to crime prevention. Mrs. Materio stated that we can not pay for hiring a police officer. Legal council stated to the extent that there is a CRA officer specifically assigned to the CRA district we could pay the salary for that officer on an annual basis.

Dee McNamara- I'm under the impression that the money we are talking about is citizens' tax money. Is it somebodyelse's money? There should not be any objection until the influx of criminals from other Cities stops.

Cara Jennings- Thank you for approving the item. There are citizens that will be very appreciative about the increase in funding police overtime. We are going to be looking into programs to get the fire arms off of our streets.

Vote: All Ayes

d. Gateway's- Authorize signature on inter-local agreement with the County

In May of 2007, the CRA received confirmation from Palm Beach County regarding a CRA request for partial funding for the 10th Avenue Gateway Project. An Inter-local Agreement between the City of Lake Worth and Palm Beach County was executed September 11, 2007. That Inter-local Agreement transferred control and ownership of 10th Avenue North from the I-95 eastern right-of-way to the west right-of-way of North Federal Highway. CRA improvements are planned within the boundaries of the CRA, from the I-95 eastern right-of-way to Dixie Highway. Additional improvements from Dixie Highway will be funded and constructed by the County.

Pursuant to the ILA, the CRA will receive \$250K from the County for the reconstruction of the roadway, including gutters, traffic signalization, sewers and storm drainage.

Staff stated the highlights of the Agreement are as follows:

- The CRA agrees to assume all responsibility for design, bidding, contract preparation and administration.
- The CRA will provide all labor and materials necessary relating to the improvements and the County shall have final determination of eligibility for reimbursement
- The CRA agrees to be responsible for the maintenance of the roadway following the improvements
- The Improvements shall be completed and final invoices submitted to the County no later than September 1, 2010

Staff recommended that the Board approve the Inter-local Agreement between the CRA and Palm Beach County for reimbursement funding for the 10th Avenue Gateways project.

Staff stated that if the agreement is signed tonight we can include the \$250,000 in the budget for Gateway's and when we begin improvements we can draw down from this. The City Commission will not be voting on this. This agreement is between the CRA and the County.

Action: Motion was made by Mr. Lynch to approve and expedite receiving that payment because given the current budget environment I'm not sure that it is going to be there much longer seconded by Mrs. Materio.

Mr. Marcinkoski stated that by signing this will it adversely affect our limit if we do change the design. Staff stated that the county has already seen the design plans if we were to change them we would need to show the County the changes.

Dee McNamara- I would like the CRA to get the Commissions approval for large sums of money.

Chair stated that this is money we would be receiving from the County.

Vote: All Ayes

e. Gateway's- Authorize signature on Inter-local agreement for the FEC

An Inter-local Agreement between the City of Lake Worth and Palm Beach County was executed September 11, 2007. That Inter-local Agreement transferred control and ownership of 10th Avenue North from the I-95 eastern right-of-way to the west right-of-way of North Federal Highway to the City. As part of that Agreement, the City agreed to enter into a license agreement with the Florida East Coast Railway Company for the maintenance of the FEC crossing on 10th Avenue. According to the Inter-local Agreement, any proposed improvements to that portion of 10th Avenue North will

not commence until the City entered into the License Agreement with the FEC.

The license agreement must be approved by the City Commission. The CRA, in turn, shall execute an agreement with the City agreeing to maintain the crossing and all the planned improvements. Once the City executes the license agreement, and the City takes ownership of the roadway, the County will fund and construct the improvements from North Dixie Highway to Federal Highway. Improvements will include new pavement, curbs and sidewalks. The approximate value of these improvements is \$210K.

Staff requested that the Board authorize the Chair to execute the maintenance memorandum between the CRA and the City of Lake Worth, and request that the City Commission execute the License Agreement with the FEC at their next scheduled meeting.

Action: Motion was made by Mr. Lynch to approve the signature on the inter-local agreement for the FEC seconded by Mr. Constantine.

Mr. Marcinkoski asked if there was any idea when the improvements from Dixie to Federal would be happening. Staff stated that the City wants to see the CRA's schedule so that the entire road is not disrupted.

Dee McNamara- I congratulate for maintaining downtown. I would like to remind you that Dave Vespo stated that the City will not maintain anything.

Vote: All Ayes

VIII. **EXECUTIVE DIRECTOR'S REPORT:**

a. Progress Report

Chair stated that it is a good idea to market the Brownfield's program to property owners. Staff stated that we are deciding on doing a workshop or specific stakeholder meetings in order to market this program to the commercial corridors of the City.

Mr. Marcinkoski stated that the maintenance contract for 6th and the Downtown is getting ready to expire are we going out to bid again? Staff stated that we could put it out to bid. Staff stated that we might enter into an inter-local with the City for landscape.

Staff stated that there are new maps for the Board and a timeline for budget that was provided.

IX. **BOARD MEMBERS' COMMENTS:**

Wayne Marcinkoski- Regarding 10th Avenue North we need to consider having a joint meeting with the City Commission to make sure that everyone is on board.

Matt Constantine- Apologized to the Board for not being able to make the next CRA meeting. I attended the first hour of the 10th Avenue open house and Wayne's idea may be a good idea. The bike lane discussion is not finished. We have to include the City Commission in this discussion.

Shanon Materio- I went on the Crime Walk with TRNA it was really frightening. It's overwhelming when you walk those streets. We need to have a discussion with the Commission to address absentee landlords and other code violators.

Brendan Lynch- Looking back at our last joint meeting 3 of the 5 Commissioners voted that improving the Gateway improvements was necessary. On the Commission and the CRA's priorities it ranked very high.

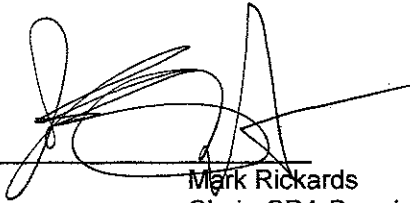
Mark Rickards- Encouraged everyone to attend the charrette. Mark your calendars for budget. Budget is very important and extremely vital. The 10th Avenue meeting had great attendance. Very

good comments were made. We are going to be collating the written comments from the residents and distributing it to the City Commission and the CRA Board. This will be available to the public. Mr. McNamara had a written comment requesting that the CRA approve more police overtime that the Chair read into the record. This comment is available at the CRA office. We are also looking into a team building for the current board and the new board members.

X. ADJOURNMENT:

Meeting adjourned at 7:08 p.m.

Minutes Approved 6.24.08



Mark Rickards
Chair, CRA Board



Emilia Theodossakos
Recording Secretary