

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
LAKE WORTH CITY HALL  
COMMISSION CHAMBERS  
TUESDAY MARCH 9, 2010  
6:00 P.M.**

**I. ROLL CALL:**

The Recording Secretary 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 Peter Meyerhoefer, Andy Amoroso, Donna Ross, Ed Grimm, Jessica Rockstein & Cary Sabol.

Also present was CRA Director, Joan Oliva

**II. PLEDGE OF ALLEGIANCE:**

**III. APPROVAL OF MINUTES:**

**a. December 22, 2009**

**Action:** Motion made by Mr. Sabol to accept the December 22, 2009 minutes seconded by Ms. Rockstein.

**Vote:** All Ayes

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

**Action:** Motion made by Mr. Grimm to accept the agenda seconded by Mr. Sabol.

**Vote:** All Ayes

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

**Loretta Sharpe-** What is going on with NSP2? Are you spending the money and looking at properties.

**VI. ACTION AGENDA:**

**a. Commercial Enhancement Grant Review and Award Funding**

Staff gave a brief power point presentation regarding the commercial enhancement grant applicants.

**Action:** Motion was made by Mr. Grimm to accept staff recommendations for the commercial enhancement grants seconded by Mr. Amoroso

Ms. Ross wanted to hear from each applicant. Mr. Grimm stated that he reviewed his packet and has a great deal of faith in the staff's review of these projects. Chris Dabros, Program Planner, has done a wonderful job in reviewing and presenting the

information. The staff is in the best position to evaluate the applications because they really understand the program. Now that Lantana Bridge is going to be closed, a lot of people will be using our gateways and driving through our City. Ms. Ross stated she was comfortable as well but with \$23 left over I think that some of these applications do not meet all of the requirements. I think we can take from those and give to applications that are adding new jobs and having complete applications. Ms. Rockstein asked if staff informed the grant applicants of what staff was recommending in terms of dollar amounts to see if they will be able to continue the project without the full funding request. Staff stated that we have allocated \$100K for the grants; this will be the only funding cycle for this fiscal year. Mr. Sabol had questions about Venus Café what is the appropriateness of the use of the building. Staff stated it is zoned to be a restaurant he will be rehabbing the current structure and new construction as well.

1. 512 Lake Ave. (Kilwins of Lake Worth): Mr. Raafat Ibrahim is requesting funding for a new awning along the exterior of his building. Mr. Raafat provided two quotes, one in the amount of \$7,456.24 and the other in the amount of \$9,650. *Although the grant request amount is \$5,965, Staff recommends granting \$3,728.*

The Board had concerns about the property not being able to obtain the proper permitting from DOT. Staff stated that the applicant was not available. Staff stated that the applicant has been in contact with DOT for the permit but he does not have it yet.

2. 1414 Lake Ave. (Proposed: Venus Café): Mr. Glafkos Stratis is requesting funding to assist with the construction of a new take-out food stand at 1414 Lake Avenue. The quotes provided for total construction build-out are \$118,885 and \$128,898. *Although the grant request amount is \$30,000, Staff recommends granting \$10,849.*

Steve Marlow, contractor for the applicant, stated that the kitchen will be 400sq.ft. There are 3 buildings on the property 2 of which will be renovated. Staff stated that they were unable to use the grant money they were awarded last year due to issues with Planning and Zoning and using the alleyway as the main entrance. The estimated time of completion is within a year. Loretta Sharpe, who is representing the owner, stated that she did not sell the property to the property owner. Staff stated the projects must be completed by August of 2010.

3. 702 – 712 Lake Ave.: Property owner Joseph Kirby requests to put new awnings, paint and repair woodwork on the exterior of his building. *Although the grant request amount is \$15,514, Staff recommends granting \$10,000.*

Ms. Ross asked if we could change the colors of the awnings or the building. Mr. Kerby stated that there are 2 leases that are coming up soon. Ms. Ross stated that this grant is not creating new jobs or filling a vacant building and would like to see more design elements.

4. 1007 10<sup>th</sup> Ave. North (American Dream Insurance Services): Ms. Sonia Di Chiara and Alfredo Colussi are requesting funding for new windows, parking lot, and signage and landscaping. This will be a new business which includes job creation and will be locating in the 10<sup>th</sup> Ave. North Gateway District. *Although the grant request amount is \$30,000, Staff recommends granting \$15,000.*

Mr. Hector Marpeni was representing American Dream and thanked the CRA for the opportunity to apply for the grant. Ms. Ross stated that this application is what this grant is all about. The project will move forward regardless of the funding.

5. 805 Lucerne Ave. (Downtown Dance LLC): Anna Nunes and Jessica dos Santos have applied for the Tenant Improvement Grant to fund a suspended dance floor, ballet barres and signage for their downtown business. This existing business has relocated from Lake Ave. to Lucerne Ave. Although the ballet bars would be considered ineligible for funding, all other improvements do qualify. *The grant request amount is \$10,000, Staff recommends granting the full \$10,000.*

Mr. Amoroso stated that this application is why we are here. Ms. Nunes stated that she taught at Klein Dance for 18yrs and is very committed to the community. We are a part of Evenings on the Avenue.

6. 1515 Lake Ave. (Callahan Construction Corp.): Mr. Michael Callahan has also applied for the Tenant Improvement Grant to remodel the property located at 1515 Lake Ave. The building will be used as office space for his construction company. This is an underutilized property located in the CRA's western residential district. Both bids for build-out total over \$20,000. *The grant request amount is \$10,000, Staff recommends granting the full \$10,000.*

Mr. Callahan stated that he has a vested interest in Lake Worth and plans to be here for many years. They will be creating jobs and thanked the Board for their consideration. The project will move forward regardless of the funding. I will be employing people from the resource center.

7. 100 S. Dixie Highway: Bruce Kodner is applying for funding to build a new parking lot at this currently vacant lot. A new parking lot will provide patrons to his gallery a safe place to park and a better opportunity to lease his building at 32 S. Dixie Highway. However due to the City's requirements concerning parking lots on major thoroughfares and the lack of job creation, Staff is not recommending funding for this project at this time. No site plans were provided. *Although the grant request amount is \$22,657.60, Staff recommends granting \$0.*

8. 32 S. Dixie Highway (Kodner Gallery): Bruce Kodner is applying for funding to improve the façade of his 15,000 sq. ft. building located at the entranceway to the City's Downtown. Plans/drawings for the improvements will be available at the CRA Board meeting. Mr. Kodner has submitted quotes for the improvements which range between \$41,000 - \$104,000 and is requesting \$30,000 from the CRA. *Although the grant request amount is \$30,000, Staff recommends granting \$15,000.*

Bruce Kodner, Kodner Galleries, stated that the project will move on regardless of the funding. Mr. Kodner encourages his clients to leave the auction and head downtown to enjoy eating and seeing the shops.

9. 1211 Lake Ave. (Primavera Clothing Store): Bruce Kodner is applying for funding to improve the exterior at this business located in the City's western business district. The improvement is destined to have a dramatic effect on this previously neglected block of storefronts. He is proposing a new permanent overhang which will include some roofing work. Mr. Kodner has submitted quotes which range from a low of \$9,980 to a high of \$18,000. No renderings were provided. *Although the grant request amount is \$7,984, Staff recommends granting \$4,500.*

Mr. Kodner stated that they lowered the rent to try and keep this tenant in the building.

10. 824 Lake Ave. (Cyber Business Center): Bruce Kodner is applying for funding to landscape and paint the exterior of the building located at 824 Lake Ave. in Downtown. Although Staff feels that painting is considered as deferred maintenance, we are confident that the landscaping is comprehensive in nature and will provide for a high impact along the street. Landscape plans will be available at the CRA Board meeting. *Although the grant request amount is \$15,840, Staff recommends granting no more than \$11,440.*
11. 701 Lucerne Ave. (Rustico Italiano Restaurant): Mr. Nino Annunziata is requesting funding to install new doors, awnings and doors at his restaurant in Downtown Lake Worth. Staff believes that the greatest return on investment for this request will be to fund additional signage which would help to attract more customers. *Although the grant request amount is \$5,884.41, Staff recommends granting no more than \$2,000.* Mr. Jacob Zohiar, was present to represent Rustico, he stated that the frame of the door is old and needs to be replaced also the frame of the windows leaks. Changing the façade is necessary to match the interior of the restaurant. If only funded \$2,000 the improvements will still be made on the façade.
12. 824 Lake Ave. Suite 2 (Zoo Health Gym): Ms. Sara Parr is requesting funding through the Tenant Improvement Grant to assist in the opening of the new Zoo Health Gym in Downtown Lake Worth. This new business will provide up to 10 new jobs within the City. Requested improvements include tinting of the front windows, a new bathroom vanity, alarm system, new ceiling fans and plenty of eco-friendly upgrades such as: light sensors, a water filtration system, energy efficient hand dryers, soap dispensers and a recycled rubber floor. The applicant is also requesting the \$5,000 bonus for green amenities. *Although the grant request amount is \$14,664.80, Staff recommends granting no more than \$7,500.* Sara Parr, Vice President of the health club, stated that they have signed a 5 year lease and do not plan on moving the location.

**Mouse Osher-** Are you guys going to update the advertising signs? Please update your parking signs.

**Retha Lowe-** I am impressed with Mr. Grimm's motion. Spreading the money around for everyone is great.

**Loretta Sharpe-** I am amazed at the areas that these grants are going to go to.

Mr. Sabol requested that we take some money away from Venus Café and give a little more to Rustico Italiano. Mr. Sabol proposed taking \$2500 from Venus and giving Rustico \$4500 in total. Ms. Ross suggested not funding Kilwins at all and funds the American Dream with more money.

**Action: (Amended)** Motion was made by Mr. Grimm to accept staff recommendations for the commercial enhancement grants shifting \$2500 from Venus Café to Rustico Italiano seconded by Mr. Amoroso

Ms. Ross stated that if Kilwins does not get approved through DOT for the permit the money will not be used. Why take the chance? Mr. Grimm stated that all of the projects have obstacles but staff has made sure that these projects have passed the pre-requisites for approval. Ms. Rockstein stated that businesses along the Gateways should get more funding. Realistically with the time constraints of this grant Venus may not be able to meet the deadline requirement maybe this money should be reallocated to another applicant. Staff stated it is very likely that we will not have money in the budget next year to fund this program.

**Vote:** All Ayes

**b. Emergency Rehabilitation Grants- Select Committee Member**

At the January 26, 2010 meeting, the Board approved the Emergency Rehabilitation Grant. The program is a partnership between the CRA and Adopt-a-Family (AAF) to provide funding for emergency housing repairs and the offering of social services for homeowners within a defined geographic area of the City. At the February, 23, 2010 meeting the Board approved the agreement between the CRA and AAF.

One of the components of this new grant is the establishment of an evaluation committee to review and approve grant applications. In the past, housing rehabilitation applicants have been required to attend Board meetings to answer questions and to receive approval of funding. Staff recommends a separate committee be formed, consisting of one CRA Board member, a representative from Adopt-a-Family and CRA and City Staff.

Article 6, Section 1 of the CRA By-Laws states: "Power to Create – The CRA may create, and as described in Section 2.2, the Chair may appoint, necessary committees, from time to time, as shall be necessary to carry out the functions, purposes and objectives of the CRA."

Section 2.2 states: "Chair –The Chair shall be nominated by a majority vote of the members, and a recommendation for appointment shall be sent to the Lake Worth City Commission. The Chair shall preside at all meetings of the CRA and shall execute instruments in the name of the CRA as may be required, appoint such committees from time to time as may be deemed appropriate, and shall have general supervision, direction and control over the business and operations of the CRA."

A separate committee allows an elevated level of privacy for the applicant and the opportunity for both CRA and City Staff to address any potential issue relating to zoning, permitting, requirements of the program and allowable expenses.

Staff requested the CRA Board create an Emergency Rehabilitation Grant Committee and appoint a Board member to serve on that Committee.

**Action:** Motion was made by Ms. Ross to nominate Mr. Grimm as the committee member for the Emergency Rehab Grants seconded by Ms. Rockstein.

**Vote:** All Ayes

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

Staff stated that the Board just approved the NSP2 agreement with HUD at the last Board meeting and will be bringing the consortium agreements to the Board for approval at the next regular meeting. We just recently hired an accountant for the NSP2. April 7<sup>th</sup> we will be having a workshop for NSP2. Staff stated when the CRA is ready to go out and solicit services for 1000 Lake Avenue there will be an RFP process.

**VIII. BOARD MEMBERS' COMMENTS:**

**Cary Sabol-** I feel like the City has turned the corner and will be making great progress. I feel very lucky to be here.

**Jessica Rockstein**- Thanked the applicants for coming out.

**Donna Ross**- It was nice to meet everyone tonight. There are some great businesses and I am thankful to be here also.

**Ed Grimm**- Thanked the Board for being here.

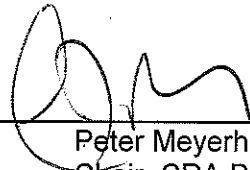
**Andy Amoroso**- Thanked staff for the great job. The DCA will be working on events for the downtown.

**Peter Meyerhoefer**- Lantana Bridge will be closed and it is a way for the merchants in the downtown to capitalize now that Lake Worth will be getting all of that traffic.

**IX. ADJOURNMENT:**

Meeting adjourned at 7:40 p.m.

Minutes Approved 5.11.10



Peter Meyerhoefer  
Chair, CRA Board



Emilia Theodossakos  
Recording Secretary