

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
LAKE WORTH CITY HALL  
CONFERENCE ROOM  
TUESDAY MAY 11, 2010  
6:00 P.M.**

**I. ROLL CALL:**

The Recording Secretary called the meeting to order at 6:01 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 & Michael Hyde.

Also present was CRA Director, Joan Oliva

**II. PLEDGE OF ALLEGIANCE:**

**III. APPROVAL OF MINUTES:**

**a. February 23, 2010**

**Action:** Motion was made by Mr. Amoroso to accept the February 23<sup>rd</sup> minutes seconded by Mr. Sabol.

**Vote:** All Ayes

**b. March 9, 2010**

**Action:** Motion was made by Mr. Amoroso to accept the March 9<sup>th</sup> minutes seconded by Mr. Hyde

**Vote:** All Ayes

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

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

**Peter Timm-** At the joint City/CRA Commission meeting you people said you would be bidding on five properties. How much did you pay for them?

**VI. DISCUSSION AGENDA:**

**a. Gateway Improvements – Bus Shelters and Speed Humps**

At the request of City Commissioners and CRA Board Members, CRA Staff investigated the opportunity for various improvements as part of the Gateway corridor project.

**Bus Shelters**

As part of its adherence to assist with the construction of Compete Streets or streets that accommodate the needs of all users, CRA and City Staff have had discussion with officials at Palm Tran to provide much needed bus shelters throughout the City. Providing shelters at bus stops helps to promote transit, provides riders protection from the elements and

reduces single rider vehicular use which is ultimately beneficial to the environment and to others on the roadway.

The conversations with Palm Tran representatives revealed that the agency does offer municipalities' free installation and maintenance of shelters at pre-determined locations in the City. The standard style bus shelters would contain advertising, route information and possible lighting. Additionally, the media partner who provides the advertising would be responsible for cleaning, maintaining and picking up trash in the vicinity of each shelter. The media partner would also provide nominal compensation to the City per shelter each month in exchange for the right to provide advertisements at the bus shelters.

In order to achieve this arrangement, the Lake Worth City Commission would be required to enter into an Inter-local Agreement with the County and Palm Tran.

If the Board does not wish to endorse and pursue the agreement with Palm Tran, the possibility exists to design and install customized bus shelters without advertising along the major thoroughfares. Research has indicated that a custom designed and constructed structure could cost as little as \$5,500 and as much as \$45,000 per shelter depending on the materials, size and style. Due to the restricted area where shelters would be appropriate and to adhere to accepted standards, a custom design would most likely be needed.

Mr. Amoroso asked what is the most economical for traffic calming. Staff stated that the commercially produced speed bumps will be the most cost effective.

Mr. Gerry Gawaldo with Palm Tran stated that bumps cause problems for fire trucks and school busses; tables are preferred.

Ms. Rockstein expressed concerns about the Tropical Ridge Neighborhood. Since the CRA built the gateway project the CRA is obligated to address the traffic issues. The CRA should make it more beautiful like West Palm Beach. Staff stated that there is not enough money in the budget to purchase, install and maintain the traffic calming devices.

Ms. Rockstein stated that it is hypocritical that we spent \$8M for people to drive off the highway and we will not spend money to traffic calm the neighborhood. We need to meet and discuss this with the City Commission.

Mr. Gerry Gawaldo stated that stop signs are not a form of traffic calming. Staff stated that the City will be contracting with Palm Tran directly. The CRA will make its recommendations to the Commission. Mr. Amoroso asked if we can advertise on the bus shelters instead of receiving a monthly stipend.

*CRA Board reached consensus to move forward with staff's recommendations regarding bus shelters to bring before the Commission requesting that a % of the shelters be used for free community advertising.*

### **Speed Humps**

Staff stated that approximately \$70,000 remains in the Gateway Improvements capital project account. These funds could be used for additional Gateway improvements, moved

to another line item for land acquisition or placed in reserves to be used for Gateway maintenance for future years. Staff stated that we are budgeting a 30% decrease next year.

Proper traffic calming techniques can slow or reduce motor-vehicle traffic to improve safety for pedestrians and bicyclists and improve the overall environment for residents. Some criticisms of traffic calming include the unexpected increase in traffic noise from braking and acceleration of vehicles on streets with speed humps, particularly from buses and trucks. Other effects include increased fuel consumption and emissions and increased wear and tear on brakes and vehicle engines.

Additionally, the installation of traffic calming devices can result in a shift of traffic from one Neighborhood Street to another thus intensifying the problem. It is therefore sometimes suggested that a comprehensive traffic study of the area streets is conducted to identify traffic patterns at peak times of the day.

Staff stated the Board needs to be aware that the CRA can only provide speed humps within the CRA district. With regards to the 10th Ave. North area, we would only be able to pay for installation between 9th Ave. North and 11th Ave. North. If the Board chooses, we could also explore the possibility of installing speed humps south of 7th Ave. North. It is recommended that the establishment of any traffic calming measures incorporate the community as much as possible by gathering feedback, providing information and suggesting locations for speed humps.

In 2006, an informal study was prepared by City Staff which suggested traffic calming along the following streets in the CRA:

- South 'C' Street: Stop signs @ 1st, 2nd and 4th Ave.'s South; stopping south bound traffic, residential. Also humps at: 200 Block, 300 Block and 500 Block, residential.
- South 'D' Street: Humps at 400 Block, 300 Block, 200 Block and 100 Block, residential.
- 2nd Ave. North: Stop signs at North 'E' and North 'F' Streets and at Lake Worth Towers; stopping north bound traffic, residential.
- North 'D' Street: Humps at 800 Block, 700 Block, 600 Block, 400 Block, 300 Block and 200 Block, residential. Raised table with crosswalks and 4 ways stop at 6th Ave. North.

Although some of these recommendations have been applied, speed humps have not been installed near the Gateway Corridors.

Staff has estimated the price of a single speed hump along residential streets to cost between \$1,500 - \$3,000 per hump depending on the size and style.

Staff requested that the Board reach consensus to support the Inter-local Agreement between the City and Palm Tran which could provide bus shelters at no financial cost to the City. Staff also requested that the Board provide direction regarding the further exploration of providing speed humps near the 10th Ave. North Gateway Corridor area. If the Board chooses, Staff will coordinate with the Lake Worth Public Works department to identify the best possible locations for speed humps and come back to the Board with associated costs.

Lastly, the Board should also consider the financial implications of other improvements in the 10th Ave. North corridor that have been discussed, including:

- Brick pavers at the Dixie Highway intersection,
- Improvements to the 11th Ave. North corridor, and
- General maintenance and upgrades for the existing infrastructure

**Jessica Plotkin-** The City will be doing traffic calming in the neighborhoods that do not need it. The City does not have enough money. Is there any way the CRA would pay for an engineering report to give to the City.

Mr. Amoroso suggested that we increase police in the areas that need calming and write a recommendation letter to the Commission on where to spend the CDBG money.

Mr. Grimm suggested that we put up speed detector signs. Mr. Grimm also stated that putting bike lanes on 10<sup>th</sup> Avenue was a priority.

Ms. Rockstein stated that the CRA has not made any positive influence on the Tropical Ridge Neighborhood. We have not tried to change the face of the neighborhood. Let's remember what our mission is here. Let's look into the engineering study and see what the City is doing.

**b. Creation of a non-profit 501(c)(3) corporation for 1000 Lake Avenue**

The Board authorized the purchase of 1000 Lake Avenue at their February 23, 2010 meeting. Since that time, Staff has been planning the initial rehabilitation of the building. Over the past two months Staff has also been researching possible grant opportunities and other avenues to help pay for building rehabilitation.

Several of the grants that could possibly assist with redevelopment costs are only available to entities with non-profit status. There are various types of non-profits, one being a 501(c)(3), which is exempt from income and often, property taxes and able to receive tax-deductible charitable contributions. By creating a non-profit 501(c)(3) corporation for 1000 Lake Avenue, the CRA will be able to attract more funding to the project, through grants and charitable contributions, thus completing the renovations in a timely fashion and allowing active use of the property.

To proceed with the creation of this non-profit 501(c)(3) corporation, many steps must be undertaken. These include, but are not limited to:

- Formulating a mission statement for the corporation
- Creating a Board of Directors
- Filing articles of incorporation with the State of Florida
- Applying for 501(c)(3) status with the IRS
- Drafting By-Laws for the corporation
- Applying for authority to solicit for charitable contributions with the Florida Department of Agriculture and Consumer Services
- Developing a budget

A strategic plan for the non-profit corporation can be created after a Board of Directors has been chosen. Staff recommends placing five people on the Board of the corporation, comprised of the following individuals:

- One CRA Board Member
- A CRA Staff person
- A City Staff person
- A Board member or Staff person from a related organization such as the Chamber, DCA or Cultural Council
- A Lake Worth Business Owner or Resident

Staff stated that we need to focus on 1000 Lake Avenue as a non-profit. Once the articles have been drafted the Board can decide if they would like the non-profit to serve more than one purpose. The 501 (c) (3) statuses are for fundraising purposes.

Staff recommended the Board authorize the establishment of a non-profit corporation for the purpose of redeveloping 1000 Lake Avenue and authorize Council to draft the Articles of Incorporation and By-Laws for the nonprofit 501(c) (3) corporation, which will be brought back to the Board for approval.

**Action:** Motion was made by Mr. Amoroso to accept staff's recommendation seconded by Mr. Sabol.

**Vote:** All Ayes

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

Staff stated the following:

- NSP2- In DRGR system; sent in action plan to HUD; have made offers on 27 properties waiting on responses
- City Commission reached consensus to consider giving us 4 of the surplus properties
- 812 North Dixie parking lot almost complete
- 1000 Lake Avenue received estimates on landscape
- Bike network will be brought before the Commission soon for approval.

**VIII. BOARD MEMBERS' COMMENTS:**

**Ed Grimm- No comment.**

**Donna Ross- No comment.**

**Michael Hyde-** It is with some regret that I must inform you of my intention to resign from the Board of Commissioner of the Community Redevelopment Agency for Lake Worth. This decision is not made lightly but is in support of the needs of my family. When my family moved to Lake Worth it was with the intention of staying here for many years. When I applied for service on the CRA Board it was with the intention of remaining at least through my original term. Things change. My wife has received a job offer from FP&L that will carry her to the top of her career. It would be unfair of me to ask her not to accept this position. Supporting her employment opportunity requires us to relocate to Homestead.

I have very much enjoyed my time of service on the CRA Board and hope that I have made some small contribution to the redevelopment of Lake Worth and served its residents well. I am excited by the possibilities open before the City. Beyond the current span of projects –the opening of the new Publix, the NSP II residential project, the home repair program, the Cultural Renaissance Program, the Gateway projects and the development of the commercial corridors, attracting regionally known organizations to relocate to Lake Worth, the repurposing of 1000 Lake Ave - I can see many more significant projects and programs as the ability and experience of the Board grow. I am also encouraged by the commitment of the City Commission to work hand in hand with the CRA to accomplish the goals we have recently set - vis-a-vis the transfer of city-owned properties, streamlining the permitting process, reducing the impact of code violations on NSP 2 acquired properties, etc.

Working with my fellow commissioners and the City commissioners has been a high point in my life. I leave you with a real sense of loss. I respect and appreciate the strengths, experience and perspective that each of you bring to the Board or Commission.

My resignation is effective as of today.

**Cary Sabol**- I appreciated Michael for always doing his homework. Don't feel guilty about leaving you have to do what is best for your family. Good luck.

**Jessica Rockstein**- Sad to see Michael leave. I appreciate everyone listening to my discussion about traffic calming. I want to keep the overall goal in mind which is to eliminate slum and blight. I want to see the CRA make some real changes.

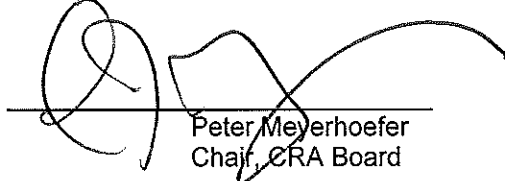
**Andy Amoroso**-Board appoints are soon so let's leave the vacancy up to the Commission. Mr. Grimm wished Mr. Hyde the best of luck.

**Peter Meyerhoefer**-I will miss having you on the Board, Michael. I own property within the CRA district. Taxes do not always have to equal out to be fair.

IX. **ADJOURNMENT:**

Meeting adjourned at 07:58 p.m.

Minutes Approved 6.8.10

  
Peter Meyerhoefer  
Chair, CRA Board

  
Emilia Theodossakos  
Recording Secretary