

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
LAKE WORTH CITY HALL COMMISSION CHAMBERS  
TUESDAY, MAY 12, 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, Shanon Materio, Wes Blackman & Wayne Marcinkoski.

Also present was CRA Director, Joan Oliva

**II. PLEDGE OF ALLEGIANCE:**

**III. APPROVAL OF MINUTES:**

- a. **April 9, 2009**
- b. **April 28, 2009**

**Action:** Motion was made by Mr. Lynch to approve the minutes from April 9<sup>th</sup> and April 28<sup>th</sup> seconded by Mr. Blackman.

**Vote:** All Ayes

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

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

**Vote:** All Ayes

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

Barbara Aubel- Thanked the CRA for helping the Downtown Jewel Neighborhood Association purchase keep your alley clean signs in an effort to keep the alleys clean.

Cosmo DiSchino- Thanked the CRA Board for the façade grant for 102 South Dixie Highway. Requested that the CRA Board allows him to submit a request for interior improvements to the building; unfortunately I was unable to apply for both grants at the same time because I had to meet the time requirements of the City. The work has already been done on the interior but I am requesting that the Board allow the grant to be retro-active.

Chair stated this must be discussed with staff. The grant does not allow for retroactive grants.

Dee McNamara- Went to Lowes and said the cost for French doors was \$1700.00.

Laurence McNamara- I want to be sure with the extra 2 million dollars that we spent over 6<sup>th</sup> Avenue South that we have significant trees on 10<sup>th</sup> Avenue North being added to the median.

## VI. CONSENT AGENDA

Mr. Blackman pulled item A from the consent agenda.

- a. ~~TCRPC Transit Oriented Development Plan- Approve Final Plan (Reordered to Action)~~
- b. **Gateway's 10<sup>th</sup> Avenue North- Approve Utility Costs**
- c. **812 North Dixie Highway- Approve Contract with Civil Design Inc.**

**Action:** Motion was made by Mr. Lynch to approve the consent agenda reordering item A to action and approve items B & C under consent seconded by Mrs. Materio.

**Vote:** All Ayes

## VII. ACTION AGENDA:

- a. **(Consent Reordered) TCRPC Transit Oriented Development Plan- Approve Final Plan**

Mr. Blackman was underwhelmed by the response from the Commission when we had our joint meeting regarding the TOD Master Plan. I am concerned that this is going to become a shelf document and there are items in this plan that should be included in the Comprehensive Plan. The new administration in Washington is focusing on a lot of transit oriented development and green ways of doing things. If we included these things in the Comp Plan we can then look into funding possibilities from the local and state governments. Mr. Blackman requested that staff draft a letter to the Commission urging them to include parts of the plan in the Comp. Plan. This plan was a very holistic plan for the City. Mrs. Materio stated that we should make a motion within a certain time period.

Mr. Marcinkoski stated that in the glossary of the TOD plan that the definition for TIF is inconsistent with the definition that we have of TIF.

Mr. Dana Little was present to answer questions for the CRA Board.

Ms. Ross asked if the FEC is still on track.

Mr. Little stated that the FEC is still on track for long range. The Federal Administration is taking transit seriously nationwide and there is even talk for Amtrak to service all the way to Miami to St. Augustine this could happen within the next 3 years.

**Action:** Motion was made by Mr. Blackman to accept the plan as presented with any change including Mr. Marcinkoski's comments and send a letter to the Commission to reflect the opinion of the Board and copy the Planning Board on this letter seconded by Mr. Grimm.

Dee McNamara- We already have one dead horse the Park of Commerce don't kill it. It is in compliance with the height limits and style of the City of Lake Worth and the citizens

involved in creating this plan accept the plan. Please send your letter today.

Phil Spinelli- The City did get more than we paid for. We need to move forward with the plan. We should send a letter to the Commission.

**Vote:** All Ayes

**a. Residential Rehab Grant- James Hertz 102 South M Street**

Mr. Hertz is a longtime resident of Lake Worth and lives in a home built in 1925 and is located in the historic downtown area of the City. The applicant is requesting financial assistance from the CRA to cover the following expenses: A new metal roof to replace the original one which is deteriorating. Staff recommends approval of up to \$15,000 in grant funds to James Hertz residing at 102 S. M Street from the CRA Owner Occupied Residential Rehabilitation Grant Program to help cover the cost associated with a new metal roof.

Mr. Hertz stated that the house was built in 1912 and was owned by the first Mayor of Lake Worth. Mr. Hertz stated that there was a ficus tree over the roof that severely damaged the roof after the hurricanes and Commissioner Marcinkoski helped him remove it. The house is in a historic neighborhood but the house was not selected as a historic structure.

Mr. Lynch encouraged Mr. Hertz to speak with the Historic Department and the Planning and zoning Department prior to moving forward with this grant.

Mr. Grimm stated that the 3 proposals in the packet are not apples to apples. Each bid is very different. Mr. Grimm stated that a roof consultant may work out for the applicant because the age of the home make require certain engineering and is a very complicated job.

**Action:** Motion was made by Mr. Lynch to table this item until our next regular meeting on June 9 and give Mr. Hertz the opportunity to speak to the City and bring back bids that are comparable seconded by Ms. Ross.

**Vote:** All Ayes

**b. Façade Grant- Lake Worth Rum Shack Building**

Mr. Spinelli is looking to completely repaint the building from the current yellow/green combination to a blue/white combination. Additionally, the applicant will install new French doors, awnings, paving to the alleyways, improved alleyway drainage and pressure spraying of the pavers. The estimated total costs of improvements to the property will exceed \$40,000; Mr. Spinelli is requesting \$20,000 from the CRA's façade grant program. Staff stated that the grant allows for exterior paint to the building.

Mr. Marcinkoski stated that we must address our grants and look at where we are going to be money wise next year.

Mr. Spinelli stated that the doors are a custom size and very expensive. The doors will be aluminum and they are not impact glass. There is an impact film that

you can put on the doors. The drain on the north side is a curb drain. Mr. Marcinkoski suggested that the City take care of this. Mr. Spinelli stated that it has not rained and the City has been made aware of what happens when it rains in the parking lot in the rear of the property.

Staff stated that the alley behind the Rum Shack will be improved by the City at the end of the summer.

Mr. Spinelli stated that he cannot get hurricane impact glass on the doors. Mr. Spinelli stated that he has considered finding a contractor from Lake Worth to do the job. Mrs. Materio stated that it would be nice if the restaurants put a little more effort into cleaning the pavers in front of their establishments. Ms. Ross asked why the color of building was going to be white. Mr. Spinelli stated that the tenants picked out the color of the building.

**Action:** Motion was made by Mr. Grimm to approve staff's recommendation to provide funding for the applicant not to exceed \$20K in matching funds from the façade grant for exterior paint, awnings, drainage and parking lot repairs seconded by Mr. Marcinkoski.

Dee McNamara- Before you decide that one Board's hand must wash another note the following affects; your mission with our money is to alleviate blighted districts. Lake Avenue is not a blighted district. This P&Z member has made hundreds of thousands of dollars in rent and millions in revenue from the bar none of it benefits the City's general fund. Vote according to your mission ask for two competitive bids at least before approving this.

Lawrence McNamara- We have all heard the expression eating at the public trough this application to me is so outrageous that it must be seen as gorging at the public trough. I spoke with a general contractor before the meeting and went through each item and all of the items are overpriced. I would focus on the pressure wash and the painting I used to pressure wash and it was a pleasant activity. Mr. Spinelli's associate is asking you for \$2K a day in pressure washing and over \$1K to do the sidewalk plus \$10K for the body only of the building this is a lot of money. I would ask you to deny the application today and to ask staff to get estimates for these activities. In closing all of that water coming off of the roof let's see if we can create a cistern to catch some of the water.

Barbara Aubel- I would like to see the streets downtown cleaned up better. The streets are filled with cigarette butts. This grant process is in place and we need to improve our downtown and attract more people.

Commissioner Cara Jennings- This has nothing to do with the inappropriate email that Mr. Spinelli wrote and sent about me. This comment is about the priorities that we set and our severe budget restrictions and I really think that these grants need a financial need component. We should not be giving money to a business owner that has not shown any financial need for it. This looks like a really inappropriate use of funds. This program is a great idea but we should focus on businesses that have a financial need for it. We must focus on blight and business owners who are falling behind that cannot make the improvements

without the help of the CRA. I request that you put this grant on hold and amend your process.

Mrs. Materio stated that the idea that I am washing someone else's hands and giving money away inappropriately for some reason other than what I believe is appropriate, I happen to own a business and it costs a lot to water wash your building. I do not believe that these fees are very high at all. A lot of this information is a lie and it poisons the public to believe that we are giving out money that we should not be giving out.

Mr. Blackman stated that we should create two funding cycles for the grants so that we can rank applications and allot money according to the money available for the two funding cycles. This way we can evaluate different proposals between each other. The current applicant made an application under the CRA's current guidelines for the Commercial Façade Grant Program it would be unfair to change it at this time, this has been identified and the CRA realizes that we are going to be coming into difficult economic times so there is a solution.

Mr. Grimm stated that people from other Boards should be allowed to apply. The applicant applied under the same rules that all of the previous applicants applied under. Mr. Marcinkoski stated that Mr. Spinelli has volunteered on a Board for a number of years and we should not hold that against him as an applicant. There should be a financial need component to this grant.

Mr. Rickards stated that the grant programs must be reviewed at a workshop meeting.

**Vote:** All Ayes

**c. CRA Acquisition/Relocation Policies- Rescind**

The CRA Board adopted the CRA Acquisition and Relocation Policies and Procedures in June of 2006. These policies were enacted to ensure properties were acquired in a fair and equitable fashion. However, the policies leave little flexibility for the Agency and make the process of assembling properties inefficient.

According to Florida State Statutes, Chapter 163, the CRA is granted the authority to acquire property within a redevelopment agency by purchase, lease, option, gift or other voluntary methods of acquisition. With the approval of the governing body, the CRA may acquire property, demolish and remove structures from the property and pay all costs related to the acquisition, demolition, or removal. Before disposing of any property, the CRA must give public notice of the disposition. Staff requests that the Board rescind the CRA Acquisition and Relocation Policies. Acquisition and disposition will be done in accordance with Florida State Statute.

Mr. Tolces stated that these policies will slow down the process to acquire property. This document appears to have a lot of hurdles. The NSP dollars must be spent quickly and efficiently. Mr. Tolces recommended that getting an appraisal on any property being considered for purchase.

**Action:** Motion was made by Mr. Lynch to call the question seconded by Mrs. Materio.

**Vote:** 6 Ayes, 1 Nay

**Action:** Motion was made by Mr. Lynch to rescind the CRA's acquisition and relocation policies seconded by Mrs. Materio.

**Vote:** All Ayes

**VIII. EXECUTIVE DIRECTORS REPORT:**

- Business Development Workshop- May 15<sup>th</sup>
- Shade Tree Give-a-Way- May 16<sup>th</sup>
- Bicycle Rodeo- May 30<sup>th</sup>
- Reports from Code and Sherriff's Officer included in the packets.

**IX. BOARD MEMBERS' COMMENTS:**

**Brendan Lynch-** No comments.

**Shanon Materio-** Welcomed the City Manager.

**Wes Blackman-** The announcement for the CRA meeting was not on the City's calendar. We have a water issue this could put the City in a crisis mode for water.

**Donna Ross-** No comment.

**Wayne Marcinkoski-** Thanked the City Manager for attending the CRA's meeting. Called for an agenda item to be placed as a workshop meeting for the residential and commercial grant application/criterion process.


**Ed Grimm-** Welcomed the City Manager. I look forward to discussing upcoming budget.


**Mark Rickards-** I spoke with Commissioner Mulvehill and the City Clerk to discuss the Board appointments. The City Commission needs to bring the terms of the CRA Board members into compliance with the State Statute.

**X. ADJOURNMENT:**

Meeting adjourned at 07:55 p.m.

Minutes Approved 6/9/09

  
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Mark Rickards  
Chair, CRA Board

  
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Emilia Theodossakos  
Recording Secretary