

**Minutes**  
**Town of Lake Park, Florida**  
**Community Redevelopment Agency Board Meeting**  
**Wednesday, January 5, 2011, 7:00 p.m.**  
**Town Commission Chamber, 535 Park Avenue**

The Community Redevelopment Agency Board met on Wednesday, January 5, 2011 at 7:00 p.m. Present were Chair Desca DuBois, Vice-Chair Patricia Osterman, Board Members Kendall Rumsey, Steven Hockman, Christiane Francois, Gladys Bryant, Executive Director Maria Davis, and Agency Clerk Vivian Lemley. Commissioner Jeanine Longtin was absent.

Chair DuBois led the Pledge of Allegiance.  
 Agency Clerk Vivian Lemley performed the Roll Call.

**ADDITIONS/DELETIONS/APPROVAL OF AGENDA**

None.

**Motion: A motion was made by Board Member Rumsey to approve the agenda; Board Member Francois made the second.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Steven Hockman	X		
Board Member Christiane Francois	X		
Board Member Jeanine Longtin			Absent
Board Member Kendall Rumsey	X		
Board Member Gladys Bryant	X		
Vice-Chair Patricia Osterman	X		
Chair Desca DuBois	X		

Motion passed 6-0

**PUBLIC COMMENT OPEN**

*Sue Duchene, 306 Hawthorne Dr., Apt. 5* – thanked the CRA Board for doing a terrific job. She stated that she had a great time at the last festival. She stated that she

appreciated the fact that CRA Economic Development Director Jennifer Spicer was able to give her the contact information for a vendor from whom she wanted to purchase items.

Mayor DuBois thanked Ms. Duchene for her compliments.

**DISCUSSION & POSSIBLE ACTION**

**Grant for the Interior Renovation of Totally Wireless Metro PCS**

Executive Director Davis gave a brief explanation of the agenda item and the reason for the grant application. She stated that staff recommended the grant and believed it would be a good business opportunity for the applicant Mr. Eric Smaldone.

Mr. Smaldone introduced himself and gave a brief history of his business. He explained why he needed the grant and explained what he would do to renovate the space.

Board Member Francois asked how much the loan amount would be for.

Executive Director Davis stated that the loan amount would be for \$4,000.

**Public Comment Open.**

*None*

**Public Comment Closed.**

**Motion: A motion was made by Board Member Rumsey to approve the \$4000 Grant for the Interior Renovation of Totally Wireless Metro PCS; Vice-Chair Osterman made the second.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Steven Hockman	X		
Board Member Christiane Francois	X		
Board Member Jeanine Longtin			Absent
Board Member Kendall Rumsey	X		
Board Member Gladys Bryant	X		
Vice-Chair Patricia Osterman	X		
Chair Desca DuBois	X		

Motion passed 6-0

## **Loan and Grant for the Construction/Renovation of a Restaurant at 933 Park Avenue**

Executive Director Davis gave a brief history and background for the proposed restaurant at 933 Park Avenue. She explained that Jim Freitas and Anthony Burchett were partnering to create a sports bar concept for the location. She stated that they came to staff enthusiastically about the Town. They had been watching the Town over the last few years and spoke with the CRA Economic Development Director and stated to her that they wanted to be a part of the new development downtown. She explained that they were requesting a low interest loan in the amount of \$5,000 and a grant in the amount of \$5,000. She stated that staff recommended the approval of both the grant and loan. She stated that both applicants and the property owner were present to speak.

Mr. Freitas introduced himself and stated that he saw the restaurant as a great opportunity to bring business to the Town and jobs for the community.

Board Member Francois asked what they were planning to do with the interior.

Mr. Freitas explained that the floors and bar area would be redone.

Board Member Francois asked how many people they would be able to seat in the restaurant.

Mr. Friedes introduced Anthony to explain.

Anthony explained the renovations they planned for the restaurant. He stated that they proposed to seat approximately 120 people.

Board Member Rumsey asked if they would be hiring 25 to 40 people.

Anthony explained that they proposed to employ a total of 25 to 40 people which would include everyone such as wait staff, cooks, and dishwashers. He stated that they would be open 7 days a week.

Board Member Rumsey asked if they would run their catering business from the restaurant as well.

Anthony stated that they would be running the catering business from the restaurant. He stated that their long term plan was to purchase another bay from which to run the catering business.

Board Member Rumsey asked what the price range of the restaurant would be.

Anthony stated that breakfast would run approximately \$7, lunch would be approximately \$12 to \$15, and dinner would be \$28 to \$35 per person.

Board Member Rumsey asked how late the restaurant could stay open.

Town Manager Davis stated that there was no restriction in the Town Code for hours of operation.

Community Development Director Patrick Sullivan explained that there was a State Code that the restaurant would have to adhere to.

**Public Comment Open.**

*None*

**Public Comment Closed.**

**Motion: A motion was made by Vice-Chair Osterman to approve a grant of \$5,000 and a loan of \$5,000 for the renovation of a restaurant at 933 Park Avenue; Board Member Rumsey made the second.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Steven Hockman	X		
Board Member Christiane Francois	X		
Board Member Jeanine Longtin			Absent
Board Member Kendall Rumsey	X		
Board Member Gladys Bryant	X		
Vice-Chair Patricia Osterman	X		
Chair Desca DuBois	X		

Motion passed 6-0

Town Manager Davis asked Mr. Freitas when he planned to open the restaurant.

Mr. Freitas stated that he planned to open the restaurant in 90 days.

**Board Member Comments**

**Board Member Bryant** stated she approved both grant applications that night and felt that those would be great additions to Park Avenue.

**Board Member Hockman** stated that he hoped everyone had a “Happy Holiday” and that he looked forward to a good year.

**Vice-Chair Osterman**

*None*

**Board Member Rumsey** stated that the new awnings looked different than he thought they would.

**Town Manager Davis** explained that the awnings were different because of the structure of that building. She stated that when the awnings are installed by the Saigon building they will look as Board Member Rumsey envisioned. She explained that the engineer ran into a problem with the face of the building and was unable to get the awning passed by the Building Official and had to change the awning.

**Board Member Longtin**

Absent

**Board Member Francois** wished everyone a “Happy New Year” and stated that she was happy to see new people coming into Lake Park.

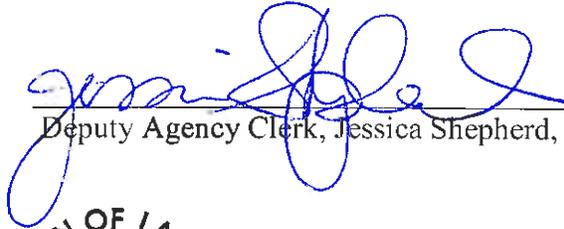
**Chair DuBois** wished everyone a “Happy New Year” and stated that the businesses that received the different awnings were happy with their installation.

**Executive Director Davis** announced an art opening at the Art on Park Gallery featuring artist Mayor Desca DuBois on Saturday, January 8<sup>th</sup> beginning at 6 p.m. and on Saturday, January 15<sup>th</sup> there will be a car show on Park Avenue from 5 p.m. to 8 p.m.

**ADJOURNMENT**

There being no further business to come before the Board and after a motion to adjourn by Board Member Francois and seconded by Vice-Chair Osterman, and by unanimous vote, the meeting adjourned at 7:20 p.m.

*for*   
\_\_\_\_\_  
Chair Desca DuBois

  
\_\_\_\_\_  
Deputy Agency Clerk, Jessica Shepherd, CMC



FLORIDA

Approved on this 6 of April, 2011