

**Minutes**  
**Town of Lake Park, Florida**  
**Community Redevelopment Agency Board Meeting**  
**Wednesday, June 20, 2012, 6:30 p.m.**  
**Town Commission Chamber, 535 Park Avenue**

The Community Redevelopment Agency Board met on Wednesday, June 20, 2012 at 6:30 p.m. Present were Chair James DuBois, Vice-Chair Kendall Rumsey, Board Members Christiane Francois, Steven Hockman, Jeanine Longtin, Sue-Ellen Mosler, Interim Executive Director Jamie Titcomb, and Agency Clerk Vivian Lemley. Board Member Tim Stevens arrived at 6:38 p.m.

Chair DuBois led the Pledge of Allegiance.

Agency Clerk Lemley performed the Roll Call.

**ADDITIONS/DELETIONS/APPROVAL OF AGENDA**

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

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Sue-Ellen Mosler	X		
Board Member Christiane Francois	X		
Board Member Steve Hockman	X		
Board Member Jeanine Longtin	X		
Board Member Tim Stevens	X		
Vice-Chair Kendall Rumsey	X		
Chair James DuBois	X		

Motion passed 7-0

**PRESENTATIONS:**

- 1. 800 Park Avenue Request for Qualifications (RFQ) Shortlist Presentations**

Executive Director Titcomb explained that there would be three presentations from the shortlisted RFQ companies, KP Art Studio, Artist of the Palm Beach County, and Cynpozium Inc.

Mr. Sam Perry introduced himself and thanked the Board for allowing KP Art Studio to present. He explained their mission statement is to show the best art in South Florida and to create an advanced teaching institution. They would offer art classes and the styles of art that would be promoted at the studio. He stated that they would encourage community participation. He stated that they would create a non-degree seeking community art school that would offer college preparatory classes for serious high school students to prepare their portfolios for college. He stated that preparatory classes would also be provided to middle and high school students for art magnet schools in the area. He stated that basic and advanced classes in art theory and technique would be offered for both the beginner and advance artist. He introduced Sibel Kocabasi who gave a PowerPoint presentation.

Sibel Kocabasi presented a PowerPoint presentation. (See Exhibit "A").

Mr. Perry stated that he and Ms. Kocabasi both bring experience as curators and exhibition facilitators. He believes that his educational background is what will serve best to develop the programming at Art on Park. He stated that he is involved with the Armory Art Center and is the longest standing faculty member and employee at the Armory Art Center. He explained the various roles he has served at the Armory Art Center including curriculum committee member, focus group member, and faculty liaison to the Board. He stated that the Armory Art Center has become one of the leading private art school and gallery. He stated that he thinks that his experience at the Armory Art Center will provide him the insight to starting an art school and gallery in Lake Park. He stated that he has raised funds for artists in residency programs at the Armory Art Center. He stated that he would seek similar funding for the programs at Art on Park. He stated that he and Ms. Kocabasi have worked together as an art team since 2002. He stated that because of their ability to work together and with the community that they would make excellent candidates for the art space at 800 Park Avenue. He thanked the Board for the opportunity.

Board Member Mosler asked if KP Art Studio was selected would Mr. Perry leave the Armory to work at Art on Park.

Mr. Perry stated that he would leave the Armory Art Center. He stated that he would not leave because of any problems with his affiliation with the Armory Art Center. He stated that he would leave because he thinks this is an exciting direction for his art and teaching.

Board Member Mosler stated that she was impressed with the presentation regarding helping students prepare for art schools and colleges and thinks it is a wonderful idea.

Mr. Perry stated that he has experience in that area and that he has helped prepare portfolios for a number of successful students.

Vice-Chair Rumsey asked about the 2006 "Mixed Works" show and where in Lake Park that show was held.

Mr. Perry stated that the show was in a strip mall on 10<sup>th</sup> Street near the Orange Door. He stated that the show was only up for one week and that the show was a "pop up" show done on a shoe string budget.

Vice-Chair Rumsey stated that one thing that he likes about the shows that KPart Studio have done are the outdoor installations. He thinks that the outdoor shows are exciting and get the community more involved than just the shows within the gallery. He asked if they could foresee being able to do outdoor shows at the Art of Park location.

Ms. Kocabasi stated "yes".

Vice-Chair Rumsey asked how many shows per year do they plan on doing.

Mr. Perry stated that eight would be a good number. He stated that since South Florida is such a seasonal community that they would like to do November to April as the primary exhibition months and then do a couple more group oriented type shows during the summer. He stated the summer shows would provide for a closing of the prior season and preview of the shows for the upcoming season.

Vice-Chair stated that Mr. Perry talked about fundraising opportunities and asked if the fundraising programming for this space would be done pro bono.

Mr. Perry stated "yes".

Vice-Chair Rumsey stated that he thinks it is important to have children's programming so that the kids in the community can become involved in the arts. He asked if they would be providing any of that.

Mr. Perry stated "yes" and that it is his understanding that as part of the requirements there would be a free monthly class, but he would like to propose doing two free classes one for children and one for adults from the community.

Chair DuBois asked how the classes would be run and how the curriculum for the program would work.

Mr. Perry stated that he would like to do a blend with a portion of the classes based on enrichment programs and the other portion of the classes based on a defined track for completion of the program. He stated examples of classes would be Introduction to Drawing, Introduction to Painting similar to those taught at a college for the more serious student. He stated other classes could be for students that want abstract drawing, but do not know how to draw. He stated that the students would then naturally flow to the classes that best suit their style.

Chair DuBois asked if they felt that they are both qualified to provide lectures on Art History.

Mr. Perry stated "yes". He stated that they would like to do a film program that is art based.

Board Member Stevens thinks eight exhibitions a year would be nice. He stated that he agreed with Vice-Chair Rumsey's comments regarding outdoor exhibits. He stated that Mr. Perry mentioned two free monthly classes, one for children and one for adults, and asked what would the format or programming look like for those free classes.

Mr. Perry stated that it would be age specific for the children. He stated that he tries to program classes that are real art skill-building programs for example drawing from life, and learning how to draw from nature. He stated that he believes that children are never too young to learn to observe the world and learn how to draw, watercolors, and mix paints.

Board Member Stevens asked how many people could be accommodated at each of those monthly free classes.

Mr. Perry responded that up to twelve and that he likes to do individual mentoring type teaching.

Board Member Stevens asked about the frequency and duration of the paid classes.

Mr. Perry stated that there would be eight-week classes and each class would be 3 hours long and up to four classes per week two to three times a week.

Board Member Stevens asked how they envisioned this as a place for artists to work.

Mr. Perry stated that they were thinking about designing it so that there was some studio space that could be rented by up to two artists. He stated that the studios would be in the middle and they would teach in the back and exhibit in the front. He stated that he sees the space in three "bands" with the front being a gallery, middle being and multi-purpose space or studios for two artists and the back for the classes.

Board Member Francois asked if they would be using the pottery wheel, kiln, and offer pottery classes.

Mr. Perry stated "yes" that they have several artists that want to get involved that know how to operate the equipment.

Vice-Chair Rumsey asked if they were awarded the contract when would they be ready to open.

Mr. Perry stated that they would open in a month so that they had time to get in there and do some housekeeping.

Interim Executive Director Titcomb introduce the next presenter from the Artists of Palm Beach County.

Ms. Lucy Keshavarz, Board Member, Artists of Palm Beach County (APBC), introduced herself and thanked the Town for supporting the arts. She stated that even if they are not selected that they appreciate what the Board is doing. She presented a PowerPoint presentation (see Exhibit "B"). She stated that many of the members of Artists of Palm Beach County are teachers and would teach the educational and experiential workshops. She stated that the items listed on the slide regarding "How APBC Would Use The Space" (Slide 8) is a list of things that they want provide. However, APBC thinks that it is important to assess the needs in Lake Park. She stated that this is a special place and they need to come up with specific programming. She stated that they want to talk to Lake Park staff, arts and cultural organizations and businesses on Park Avenue, and the arts and cultural organizations and businesses in northern Palm Beach County. She stated that by combining the results of the needs assessment they can refine the programming for the Art on Park Gallery.

Board Member Mosley asked if the APBC currently has a permanent address.

Ms. Keshavarz stated "no".

Board Member Mosler asked how many total members APBC have.

Ms. Keshavarz stated approximately 60 members currently and that they have over 200 people who get their e-blast.

Board Member Mosler asked how APBC would select who would work at the location.

Ms. Keshavarz stated that they would have a contract with every artist that is involved in the gallery and the artist would be required to pay somebody to staff the gallery or the artist would staff the gallery. She stated that there are quite a few members that need studio and exhibition space and would staff the gallery.

Board Member Mosler asked if the members would rent the use of the pottery wheel and kiln.

Ms. Keshavarz stated that there are people who would use the facilities and there would be classes that would use the potter's wheel and kiln.

Board Member Hockman asked if APBC got the space would they be willing to do an outdoor show once or twice a year.

Ms. Keshavarz asked if Board Member Hockman meant for just APBC or participate in a larger event.

Board Member Hockman explained that he meant a regular juried type of art show.

Ms. Keshavarz stated that they would entertain that. She stated that the site lends itself to outdoor shows because of the availability of alleyway parking and that they would then

put up tents in the parking lot and have an outdoor/indoor type event. She stated that the event could be an art show or demonstration, that the sky is the limit.

Vice-Chair Rumsey stated that he is happy to hear the APBC is interested in doing that. He thinks it is important that the community see what they are doing and does not have the intimidation of walking inside the doors.

Ms. Keshavarz stated that intimidation exists and all of us have to help break that down because the joys of art are limitless.

Vice-Chair Rumsey stated that he was happy to hear that they partner with Cultural Council. He stated that he is hopeful that they can work with the Cultural Council to make this their north end exhibit space.

Ms. Keshavarz stated that Vice-Chair Rumsey's comments are a good idea and that they are up for collaborations with the Cultural Council.

Vice-Chair Rumsey stated that Ms. Keshavarz mentioned that the shows are juried and asked who juries the shows.

Ms. Keshavarz stated that generally they hire an outside juror.

Vice-Chair Rumsey asked if APBC would be responsible for hiring the outside juror.

Ms. Keshavarz stated "yes".

Vice-Chair Rumsey stated that he would like to see an Artavox type event in Lake Park as a goal for the future.

Ms. Keshavarz stated that Vice-Chair Rumsey's suggestion sounds very intriguing and suggested that they start small. She stated the Artavox was an afternoon/evening type event and it was very meaningful. She stated that the purpose of Artavox was to try to get the artist and business communities together.

Vice-Chair asked how many artists do they envision having exhibit space at one time.

Ms. Keshavarz stated that the way it is set up is a bit limited however; it can be moved around which she sees happening. She stated that it depends, if there are 10 artists they can show two to three pieces each whereas if there are 30 artists they can only show one piece each. She stated that there will always be something going on and changing.

Vice-Chair Rumsey stated that he thinks it is important to the Board to see classes operated out of that facility and he asked about a class schedule and free class.

Ms. Keshavarz stated that they would have a class schedule and offer free classes. She stated that in the RFQ response that they stated that they would offer the free class. She stated that they do not want to assume to know what that free class should be and that they need to get to know the community so that they can provide an appropriate program.

Vice-Chair Rumsey asked when they would be ready to open.

Ms.Keshavarz stated that “soon” and that they have many hands that can go in there and make it work.

Chair DuBois stated that he was happy to hear that they would be offering classes. He asked about the content of the classes in terms of lecture, “soft art” and applied art instruction courses and background. He asked if the goal was to be primarily an instructional program.

Ms. Keshavarz stated that she did not understand the question.

Chair DuBois clarified that if someone wanted to learn to paint or wanted to learn about art history would this be where they would come.

Ms. Keshavarz stated that they can provide that and more. She stated that they have a large pool of artists from all over the County and if there is a specific topic that their membership does not cover that they would bring someone in. She stated that they would like to have Sam Perry, Sibel Kocabasi and Cynthia Grey work with them.

Chair DuBois stated that there is significant warehouse space available in the Town and can be used for large installations and large shared areas.

Ms. Keshavarz stated that Chair DuBois made an interesting point and that they have found through the artist needs assessment that for artists to have knowledge of those places is important. She stated that the Town has the facilities and the artist has the need, but if the two are not getting together then nobody knows and that it is important to get this information to the public. She stated that they would like to expand what they are doing and do “pop up” exhibitions in that area.

Chair DuBois stated that there is an opportunity with all of the applicants, the Town and various community organizations to organize events on Park Avenue, not just within the 800 Park Avenue building itself. He asked if any of the Artist of Palm Beach County members came to the 800 Park Avenue building when it was operating.

Ms. Keshavarz stated that some of the members have visited the gallery when it was operating.

Chair DuBois stated that he was glad to see that some people saw how it was operated.

Board Member Stevens asked how many exhibits they anticipate per year.

Ms. Keshavarz stated that there would be artwork up constantly. She stated as far as changing exhibits it would be changed every six to eight weeks.

Board Member Stevens asked if Ms. Keshavarz were to guess, without the needs assessment, what the needs would be.

Ms. Keshavarz stated anywhere from basic art classes and knowledge for both young people and adults to lecture series. She stated that there is an unsaid need for the community to understand the process of art.

Board Member Stevens asked what their vision is for the free classes for residents.

Ms. Keshavarz stated that she thinks that they would need to find out the needs of the residents and then customize the classes.

Board Member Stevens agreed that they would need to find out the needs of the residents and then tailor those classes, but what about in general the frequency and the duration.

Ms. Keshavarz stated that for children during the school year once a week for six to eight weeks in duration and then during the summer classes on a daily basis. She stated the adults classes would need to be held in the evenings and would be for six to eight week periods.

Board Member Stevens asked would these classes be free classes or paid classes.

Ms. Keshavarz stated that they would do a combination, as they are obligated to offer a certain number of free classes.

Board Member Stevens stated that he is trying to nail down the free classes as far as what they would envision for that. He asked if the free classes would be once a week for the kids, once a month for three hours or what would they recommend

Ms. Keshavarz stated that it could be once a week in the afternoon or on a Saturday, there are many different options.

Board Member Longtin asked what they mean by the needs of the citizens and how they find out what the needs of the citizens are as it pertains to art.

Ms. Keshavarz stated that it would start with Parks and Recreation and see what they have offered in the past; then they would just start trying different classes. She stated that APBC have members that teach elementary age children, teenagers, and adults therefore they can offer a variety of classes. She stated that the classes that are taken are the classes that are wanted the most.

Board Member Longtin asked what exactly are they looking for in the needs assessment, the demographics and the age of the people interested in taking the classes.

Ms. Keshavarz stated that the demographics and age are a part of it.

Board Member Longtin asked where else have they found out the needs of the citizens and what came of that needs assessment.

Ms. Keshavarz stated that was how the organization was founded was doing conversation with artists and the community. She stated that in this case they do not have long so they would have to hit the ground running and figure out the various classes that need to be put in place both for free and revenue.

Board Member Francois stated that she would like to see the gallery as a magnet to bring people to Park Avenue through activities and events. She stated that, as part of the vision statement is affordable health care and asked Ms. Keshavarz to explain.

Ms. Keshavarz stated that affordable health care is a goal of the organization for artists.

Board Member Francois asked if they provide affordable health care.

Ms. Keshavarz stated that they do not, but that they want to.

Board Member Mosler asked if any of the members that are teachers available to teach computerized artwork, gaming and things like that. She stated that she thinks that this medium may draw children quicker than painting.

Ms. Keshavarz stated "yes".

Chair DuBois thanked Ms. Keshavarz for her presentation and wished her luck with her application.

Cynthia Grey, Cynpozium Inc., introduced herself and thanked the Board for the opportunity to present her proposal. She stated that she submitted additional documentation (see Exhibit "C") for the Board's consideration. She stated that Cynpozium's proposal is unique and that Cynpozium is an art and technology organization. She explained her background in digital media and art. She stated that the other members of the organization specialize in painting, sculpture, and jewelry making. She stated that the uniqueness of the proposal is that it is specific to the Town of Lake Park, it is personal to the core team artist that are residents of the Town and are consumed about the Town's challenges but also believe in the transformational powers of art. She stated that they propose to utilize the gallery in a traditional sense meaning there will be exhibits. She stated that the building is 2,200 square feet so one has to think about what can really happen in this space during a certain period time. She provided examples of the type of things that can happen at the gallery such as lectures, films, exhibits, studio co-ops and classes. She stated that they would also use the gallery in a non-traditional way, which means engaging the whole community in a creative revitalization of Lake Park. She explained that they would develop outreach programs through the elementary school, churches, recovery centers, and sober houses. She stated that she has spoken with some of these institutions and that they are eager to partner with the gallery. She stated that Cynpozium proposes to start a Business Art Loan Program for businesses to hang in the establishment and sell. She stated that another program that they are proposing is "glass front galleries", where art is displayed in the windows of empty storefronts. She stated that Lake Park needs to focus on becoming a small art town and this is an exciting opportunity. She stated that Cynpozium has been the recipient of grants from the State of Florida and the Broward and Miami Dade Cultural Councils and will continue to apply

for funding from different sources. She stated that Cynpozium is a membership organization that requires applicants to submit a resume and portfolio for review.

Board Member Hockman asked if Cynpozium was willing to partner and take the lead to hold outdoor art shows and exhibits within the Town.

Ms. Grey stated "yes" and she thinks that it is an important part of the whole process to have the art come out of the gallery.

Vice-Chair Rumsey thanked Ms. Grey for her presentation and stated that he appreciated that local residents are a part of the proposal. He stated that the proposal states that Cynpozium moved from Miami-Dade to Palm Beach in 1996 and asked if it relocated to Lake Park at that time.

Ms. Grey stated "no" that Cynpozium relocated to Palm Beach Gardens. She stated that she was a park of the Palm Beach Gardens Art in Public Places Committee. She stated that when she moved to Lake Park she moved Cynpozium to the Town.

Vice-Chair Rumsey asked when Cynpozium moved to Lake Park.

Ms. Grey stated 2002.

Vice-Chair Rumsey stated that Cynpozium has been a member of the Lake Park community for 10 years, but that the Town does not have a business license listed for Cynpozium.

Ms. Grey stated that she just received notification from the Town and spoke with Greg Durgin, Code Compliance Officer, and advised that Cynpozium is a non-profit and does not need a business license. She stated that she would be happy to get the business license.

Vice-Chair Rumsey stated that it was confusing that there was no business license for the past 10 years.

Chair DuBois asked Ms. Grey to discuss education related to teaching about art versus teaching the skill of art.

Ms. Grey thinks that she needs to find out what the community needs are and then determine the type of classes to be provided.

Board Member Stevens asked how many exhibits they will have every year.

Ms. Grey stated once a month.

Board Member Stevens asked what type of free classes they would be offering to the residents at the 800 Park Avenue building.

Ms. Grey stated that it would be interesting to know what the children are learning in school and then decide if we are going to support what they are already learning or expose them to something different. She stated that information would be needed before offering the classes.

Board Member Stevens asked once she gathers the information how many free classes would she offer every month.

Ms. Grey stated that for young people one class a week and probably more for the adults.

Board Member Stevens asked how many artists would be operating out of the studio.

Ms. Grey stated at least 10.

Board Member Stevens asked how soon they could be open.

Ms. Grey stated two months.

Chair DuBois stated that all the presentations have been made and thanked them all for applying. He suggested that each Board Member rank each presenter and then enter into lease negotiations with the highest ranked. He stated that the Board's job at this point is to make a selection and then there will be negotiations to go through in order to secure the building for the highest ranked group. He stated if negotiations fail with the first choice then it would fall back to the second choice.

Vice-Chair Rumsey asked if each Board Member should just say their first, second, and third choice.

Attorney Baird suggested that each member put their name and ranking on a piece of paper and provide them to Town Clerk Lemley. (see Exhibit "D")

Attorney Baird stated that there is a tie (see Exhibit "E") and that the most efficient way to select a winner is by a show of hands. He stated that the two tied firms are Artist of Palm Beach County and KP Art Studio. He asked for a show of hands for Artists of Palm Beach County. Board Members Mosler and Hockman, Vice-Chair Rumsey and Mayor DuBois raised their hands. He asked for those in favor of KP Art Studio to raise their hands. Board Members Stevens, Longtin and Francois raised their hands. He stated that Artists of Palm Beach County is the winner by 4 to 3 vote. (see Exhibit "F")

Chair DuBois thanked all the participants and congratulated Artists of Palm Beach County. He stated that he hopes that staff and the Artist of Palm Beach County work towards an effective lease and that he looks forward to having them come to Town.

Interim Executive Director Titcomb stated that he wanted to remind the Board that per their direction that the top two vote getters would be number one and two if there are any negotiation breakdowns with number one that staff would move onto number two.

Chair DuBois concurred and stated that they should do their best to work towards a lease with Artists of Palm Beach County, but if negotiations fail then negotiations would move to the second organization.

Board Member Longtin stated that the Artist of Palm Beach County has extended a warm welcome to the other two candidates and she hopes that everyone can work together.

Ms. Keshavarz thanked the Board on behalf of the Board of the Artist of Palm Beach County and stated that they look forward to working with the Town.

## **2. CRA Budget Recommendations**

Interim Executive Director Titcomb explained the "Options for CRA 2013 Budget". He reviewed the basic recommendations for Fiscal Year 2013. The first recommendation is to renew a one-year extension of the Chris Wayne and Associates (CWA) landscaping contract with modifications and reductions. He stated that there is a one-year extension in the current contract and that staff has met with CWA and there have been adjustments made in terms of service and cost. He stated that the extension of the contract and the changes in service and cost are in item G.3. on this agenda. The second recommendation is not to renew current landscaping services contract provided by Tree Huggers. The third recommendation is to engage Public Works to pick up additional CRA duties as modified through a work order system. He stated that at the June 6, 2012 Board meeting it established the work order system for the remainder of the current Fiscal Year. The fourth recommendation is to exercise 60-day no penalty exit clause in the Palm Beach Sheriff's Office (PBSO) contract for a dedicated CRA area law enforcement deputy. The fifth recommendation is an Request for Proposals (RFP) for private security services for critical areas and hours coverage. The sixth recommendation is to eliminate the full time permanent CRA staffing positions and replace those positions with professional support staff hours either in-house and/or RFP for outside contract support services. The seventh recommendation is to RFP special events and stand-alone projects as directed on a case-by-case basis. He stated that examples of events or stand-alone projects would be festivals, markets or various other activities. The eighth recommendation is to continue to pay fixed costs of insurance coverage, utilities, and other hard costs. The ninth recommendation is to begin contributions toward Fund Balance Recovery. He stated that the availability of funds for these items is based on available fund after obligatory fixed debt service has been paid. He stated that for Fiscal Year 2012 the CRA should continue to transition from the current operational practices to the recommend "best practices" model described at the June 6<sup>th</sup> CRA meeting and in the recommendations for Fiscal Year 2013. He stated that primarily staff is looking for direction from the Board to adopt all the recommendations or direct staff to which recommendations that the Board wished to pursue.

Vice-Chair asked if the Board has approved to move the position percentages from the CRA to the Town; General Fund and if the Town Commission has voted on that item.

Interim Executive Director Titcomb stated that the Board approved staff's recommendations made on June 6, 2012, however the Commission has not been

presented the specific number and still has to take action to accept those changes in the Town's General Fund. He stated that the sum total of moving the apportioned positions from the CRA to the Town's General Fund is approximately \$72,000. He stated that the allocation of personnel is approximately \$20,000, the administration fee is approximately \$24,000, the apportioned portion of the Town's PBSO contract is approximately \$28,000.

Board Member Hockman stated that based on the Comprehensive Annual Financial Report (CAFR) that the CRA at the end of Fiscal Year 2011 was \$768,000 in the hole and on the worksheet the beginning balance for Fiscal Year 2012 was \$175,000 plus. He asked if there was a negative of \$600,000 that transferred to 2012 or are the numbers missing.

Interim Executive Director Titcomb stated that he would defer that question to the full presentation of the CAFR during the Commission meeting. He stated that he has not compared the worksheet to the CAFR because the CAFR are the audited 2011 financial information and the worksheet is 2012 data. He stated that the net fund balance for the CRA is approximately \$820,000 as a negative number towards fund balance, but would prefer that the CAFR presentation go into the specifics of how it is calculated.

Board Member Mosler asked if the Board eliminates the staffing as recommended who is the professional support staff.

Interim Executive Director Titcomb stated that under this model a certain number of staff hours would be allocated to perform support staff functions to the CRA versus having a full time Economic Development Director and a part time project coordinator.

Board Member Mosler asked if the professional support staff could be existing Town staff or contract professionals.

Interim Executive Director Titcomb stated "yes" and if an RFP was released for these services it would be at the Board's direction for specific needs of the CRA. He stated that he envisions keeping this in-house at this time because the numbers are small. He stated that staff has inquired with a number of companies that provide this type of service and there are contract services available for basic maintenance, compliance, and monitoring services within the amount of funding available. He stated that more hours would be provided by staff versus more concentrated focused hours from contract for a specific discipline and that will need to be weighted out based on the specific needs at the time.

Board Member Longtin asked what support staff anticipated to do in the next year.

Interim Executive Director Titcomb stated that there are a number of things that need to get done in the CRA just as a functioning entity and to keep the entity running.

Board Member Longtin stated that staff would submit time sheets to account for the time spent working on CRA functions.

Interim Executive Director Titcomb stated that a work order system for everything that goes on in the CRA so that there is always a paper trail for the time, energy, effort and

expenditures that are made on behalf of the CRA, rather than just presuming that there is a portion of someone's time spent specifically on CRA.

Board Member Longtin stated that the apportionment was the way it was being done and it is not accurate.

Interim Executive Director Titcomb stated that the work order system is a more auditable and reliable system so that one could go back and show in the data what is done, how it is done, and how much time it takes.

Board Member Longtin stated that the State of Florida would prefer that it be done that way.

Interim Executive Director Titcomb stated that it is a best practice approach that staff is advocating.

Board Member Longtin asked why the Board would not put the CWA Landscaping out to bid.

Interim Executive Director Titcomb stated that at the last meeting, there was a lot of discussion regarding the extensiveness, quality, and involvement of the amount of money energy and effort the Town has invested in the CRA and its beautification. He stated that it is a highly specialized area and the CRA has made an investment in high end ornamental landscaping and Public Works has indicated that they do not have the staff, equipment, or expertise to maintain the high end ornamental landscaping, so Public Works has not been consider for taking over the maintenance of the high end landscaping. He stated that there are two one-year extensions in the existing CRA landscaping contract. He stated that staff spoke with the contractor and relayed the Board's comments and concerns and the vendor has agreed to modify the contract and reduce their costs by removing a couple of outlying services that the Town can perform.

Board Member Longtin asked if the Town is going to take on the Whitefly problem with the Ficus.

Interim Executive Director Titcomb stated that the Whitefly spraying and some of the other amenities that had been never codified in the contract, but was provided as needed. He stated that staff is recommending that those services are contracted out as needed. He stated that it is not part of the contract it is an amenity that the Town has been enjoying and as staff tightens the constraints there are items that will need to be dealt with individually as they are needed.

Board Member Longtin stated that Chris Wayne has been doing a good job, but if it were put out to bid that maybe somebody could do just as good a job at a lesser price.

Interim Executive Director Titcomb asked if Board Member Longtin is discussing all of the landscaping.

Board Member Longtin stated that she is talking about the items contracted to CWA, that he is not the only game in Town.

Interim Executive Director Titcomb stated that is true and that it is both an opportunity and a risk. He thinks that going out to bid is going to be more time consuming, more expensive and one does not know what the results of a bid would be at this time especially when there is a contract already in place with an automatic extension. He stated that this recommendation would buy the Board a year's time to test that theory.

Board Member Longtin asked what theory and stated that there is no theory that the Board is just extending the contract.

Interim Executive Director explained that the theory of being a more efficient model to move forward to save money and to protect and maintain the investment the CRA has put in its curb appeal through the use of high end ornamental landscaping.

Chair DuBois stated that this item is coming up as an item later in the agenda.

Interim Executive Director Titcomb stated that renewal of the CWA landscape contract is an item on the agenda.

Board Member Longtin thanked Interim Executive Director Titcomb and Finance Director Blake Rane for more true numbers and that it is a lot easier to work with. She asked for further explanation regarding the RFP for special events and how special events would be handled.

Interim Executive Director Titcomb explained that first the special events have to be identified and prioritized. He stated that currently special events falls under the full time staffing which is one and half people with some combinations of other Town staff. He stated that there are steps that need to be gone through in order to identify which events and which marketing activities are most desired.

Board Member Longtin asked who would head up the identification of the special events and marketing activities.

Interim Executive Director Titcomb stated that as the CRA Director he would or the future Town Manager in terms of directing what would get the most bang for the buck and return on investing for and then develop an RFP to get those services in place.

Board Member Longtin stated that if an RFP is not cost effective for landscaping how is it for anything else.

Interim Executive Director Titcomb stated that landscaping is an ongoing maintenance issue that never stops growing and events are timed and known and is a specific event on the calendar and staff can work around those time schedules to figure out what is optimal for the CRA and build the best case scenario. He stated that since he started working for the Town there has been criticism about CRA staff working on events that also spill out over to other non-CRA areas and that is one of the things he is trying to address in this

recommendation. To focus on special events and maximizing special events across the Town and not just within the CRA.

Board Member Longtin stated that it is a good start that is painful and it did not need to come to this, but that no one questioned the numbers and anyone who questioned the numbers were called names. She stated that this is just unfortunate.

Board Member Stevens stated that overall he supports the basic recommendations for Fiscal Year 2013. He stated that he had the opportunity to meet with staff to go over most of his questions. However, the work order system as related to recommendations three and six that the estimates for Public Works overall for the work orders is about \$6,000 and for support staff is about \$15,000 and asked when will the cost associated with each duty be fleshed out.

Interim Executive Director Titcomb stated that the Finance Director just started and there has been a great deal put on his plate to analyze and to true up all the numbers across all the various systems and that staff is still working through all of that stuff. He stated that staff will bring forward specific recommendations to the Board as they are developed accurately and present the true cost accounting.

Board Member Stevens stated that his direction would be for the Board to be provided in greater detail the costs associated with each duty and how the work order system would work going forward.

Board Member Longtin noted that the recommendation for the security firm is for 28 hours per week for \$22,000 and asked what are the hours that staff is recommending security be in the CRA.

Interim Executive Director Titcomb stated that will ultimately be a decision of the Board, but staff did an estimation based on what staff considered an appropriate number of hours for private security during peak hours and critical times. He stated that the cost was extrapolated from current fees that the Town pays for the security firm at the Marina and it is a working number at this point.

Board Member Francois stated that she agrees with the recommendations for Fiscal Year 2013. She stated that with CWA that the Board could get a cheaper price, but not the quality work that CWA has done. She stated that she believes that CWA has reduced his cost once before and now he is doing it again and that CWA has worked with the Board from day one and provides things that the CRA did not pay for and that the Board should think twice before letting CWA go.

Chair DuBois stated that he wants to make sure with this transition that the Board is not telling the CRA district, in particular Park Avenue and 10<sup>th</sup> Street that the Town is not going to be doing anything. He stated that the Town is able to do any kind of function in the CRA district however; the CRA is not able to function in the rest of the Town. He stated that for many years the Town provided functions on Park Avenue. He stated that there will be opportunities to provide those function, but not necessarily under the CRA heading and that the Town can still operate those for the Town. He stated that the Town

can continue to make Park Avenue a destination by bringing attention to it and he thinks that the Town needs to identify that as a priority even if the Board is backing down on the funding temporarily for the CRA. He stated that as the TIF begins to build back up as the economic downturn ends and property values start to come back up the TIF will refund the CRA. He stated that the recommended changes are very austere. He stated that support staff at \$15,000 is very optimistic however; if the Town charges the CRA minimum wage for those functions it is possible. He stated that together the Town and the CRA would have to negotiate wage for those things.

**Motion: A motion was made by Vice-Chair Rumsey to approve staff recommendations; Board Member Stevens made the second.**

Board Member Longtin stated that these abysmal numbers are not necessarily due to the economic downturn, it has played a huge part in it, but the numbers that the Board has been given in the past have not been truthful and the Board has been swallowing it.

Chair DuBois stated that he was not referring to those numbers, that what he was referring specifically to the Tax Increment Financing (TIF).

Board Member Longtin asked if the Board has learned from their mistakes or is this going to go on.

Chair DuBois stated that he was speaking specifically of the funds going into the CRA based on the TIF.

Board Member Mosler asked about the work order system. She stated that her understanding of a work order is that if something needs to be done a work order is issued and then staff would perform the function. She asked who would be issuing the work order if there is no staff in the CRA.

Interim Executive Director Titcomb stated that functionally it will be an exercise of the Finance Department for calculating things in the proper places. He stated that there will be prescribed functions that will happen because they need to happen and will essentially defined as a work order. He provided an example that a particular staff member is asked to perform a function or activity within the CRA then the matrix of that task will be define and then it will be an accounting function from that point forward. He stated that this will create a paper trail and a calculation for things that are done on behalf of the CRA.

Board Member Mosler asked if staff has spoken to any other groups that have used a security services instead of the Police Department.

Interim Executive Director Titcomb stated that he has spoken just anecdotally and that he has not reached out specifically on this proposal. He stated that staff is well aware that other CRAs utilize these types of services, but he has not spoken to them about their pros and cons.

Board Member Stevens stated that the CRA just does not have the money to pay for Police and suggested, about a month ago, to look at security firms provided this service. He stated that he is supportive of that recommendation. He stated that he hoped in the future that the CRA could go back to PBSO, but right now with annual debt service of \$260,000 and the current valuations, the CRA does not have the funds. He stated that he is frustrated with the numbers that the Board has been given in the past and it is his hope that Interim Executive Director Titcomb and Finance Director Rane have provided accurate numbers. He stated that going forward the Board always has the option of involving the Inspector General or an outside independent auditing agency if the Board does believe that the numbers are suspect. He stated that he believes going forward that the CRA is in good shape and that is why he is supporting the recommendations for Fiscal Year 2013.

Vice-Chair Rumsey stated that the Sheriff's office would continue to police the CRA area. He stated that if there is an issue in the CRA the Sheriff's office is for all of the Lake Park and that he does not want to make it appear to the public that there will be no policing of the CRA area by the Sheriff's office. He stated that as far as other communities using a security firm, Northwood, Clematis Street District, and the Downtown Business District in West Palm Beach all use security firms. He stated that a number of communities in this area use security firms and it is used to augment the regular police services. He called the question.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Sue-Ellen Mosler		X	
Board Member Christiane Francois	X		
Board Member Steve Hockman	X		
Board Member Jeanine Longtin	X		
Board Member Tim Stevens	X		
Vice-Chair Kendall Rumsey	X		
Chair James DuBois	X		

Motion passed 6-1.

**Public Comment:**

None

**Public Comment Closed.**

## **DISCUSSION AND POSSIBLE ACTION:**

### **One Year Renewal of Contracts with CWA for Landscape Maintenance Services with the CRA**

Interim Executive Director Titcomb stated that the recommended revised contract with CWA for Landscape Maintenance Services is for the Central Business District along Park Avenue and 10<sup>th</sup> Street.

Chair DuBois stated that staff's recommendation is to approve the contract.

Interim Executive Director Titcomb stated "yes" that is staff's recommendation to approve the extension for efficiency, for the fact that this organization does superb work for the CRA and has worked with staff to reduce costs and has saved the CRA from having to go out to RFP and go through the whole process all over again.

Board Member Hockman asked exactly what part CWA is maintaining is it to the back edge of sidewalk to back edge of sidewalk or just the median along Park Avenue from 7<sup>th</sup> Street to 10<sup>th</sup> Street.

Richard Pittman, CRA Project Manager, stated that on Park Avenue CWA maintains beyond the back of the sidewalks to beyond the back of the sidewalk from 7<sup>th</sup> Street to 10<sup>th</sup> Street.

Board Member Hockman stated that the CRA is paying to maintain the property from the road edge back which throughout the rest of the Town residents have to maintain and the business pay some type of fee towards the maintenance of this property.

CRA Project Manager Pittman stated that Board Member Hockman is correct that in the residential sections residents have to maintain public property and in this case the businesses are not maintaining public property.

Board Member Hockman stated that there are some business owners along there that do maintain their properties very well as far as the landscaping up close to the building. He stated that he is not sure why they do not maintain that portion as well and he thinks that everyone in Town would love the Town to maintain from the sidewalk out.

Chair DuBois asked if this area was covered under the RFP.

CRA Project Manager Pittman stated that he understands Board Member Hockman's premise that the commercial properties are getting a good deal out of this, but they are in the CRA whereas residential areas outside the CRA do have to maintain public property. He stated that on Park Avenue and on 10<sup>th</sup> Street it seems to be working adequately for both the CRA's needs and the property owners needs.

Board Member Hockman stated that he noticed in the updated contract that in the first paragraph the three years needs to be changed to one year.

CRA Project Manager Pittman stated that Board Member Hockman is correct and that the document will be properly re-typed and reviewed by the Attorney.

Board Member Hockman stated that he remembers that at the last meeting that Mr. Wayne suggested cutting back on cost by fertilizing only twice a year and not four times a year and he asked if the landscaping would be fertilized two or four times a year.

CRA Project Manager Pittman stated that the landscaping would be fertilized four times a year.

Board Member Stevens stated that by his calculations that the Board is spending 61% of the CRA's budget on landscaping and irrigation and asked if opportunities have been explored to reduce these costs by possibly using less grass and using more native plants because that would equate to less mowing, edging, blowing, clearing, and irrigation and he suggested using drip irrigation for less watering. He stated that rubberized mulch could be used, it would cost more upfront, but over time, it would save money. He stated that while it is a very important purpose that and that it is 61% of the CRA budget and that the CRA needs to trim and save where it can.

CRA Project Manager Pittman stated that he has not personally discussed that with CWA. He stated well water is used for the irrigation on Park Avenue and 10<sup>th</sup> Street, so the watering part is relatively inexpensive.

Board Member Stevens stated that it does list about \$13,000 a year for watering.

CRA Project Manager Pittman stated that is for electrical.

Board Member Stevens asked if it was for the pumps and such.

CRA Project Manager Pittman stated "yes" and that the well water is considerably less than the alternatives. He stated that he is not an expert in xeriscape, but there is a tendency for him to think that it is less lush than what is there now. He stated that it is a policy decision if the CRA wants to balance a cost reduction with a change in the infrastructure to a less lush appearance. He stated that if an RFP went out in the future he would recommend that a landscape architect prepare a plan that shows a xeriscape menu, the plan would be reviewed by the Board and if the Board liked the plan it would be included in the RFP for a contractor to remove the existing plant material and replace it with xeriscape material.

Board Member Stevens asked if CWA would be open to slowly downgrading the level of lushness with new plantings being native or lower maintenance. He stated that he does not want to kill what is existing and then put in the xeriscape, but he thinks as the higher maintenance plants die possibly transition to native or lower maintenance plants.

CRA Project Manager Pittman stated that Chris Dellago is present and could answer that question.

Board Member Stevens thanked Mr. Dellago for being at the meeting and his service to the Town. He stated that the landscaping looks wonderful. He stated that he thinks that the CRA needs to save where it can and that CWA has already made a sacrifice in reducing the contract about \$6,000 and that he appreciates that reduction. He asked if there is anything that the Board can do to gradually move to a lower maintenance, more xeriscape, more native plant structure that could save the CRA funds in the long term.

Mr. Dellago stated that all of that was taken into consideration when the landscaping was designed and what is there now is the hardiest type of plant material that could be in a roadway/pedestrian area. He stated that the plants have been tried and true throughout the State of Florida for many years. He stated that they were very diligent when they put the design together the first time and he thinks that is why after almost six years that it has maintained itself very well. He stated that they are running as lean as they possibly can. He stated that he thinks that what is currently in place needs to be diligently taken care of.

Board Member Stevens asked Mr. Dellago his thoughts on drip irrigation and rubberized mulch.

Mr. Dellago stated that he would not recommend the use of rubberized mulch. He stated that rubberized mulch is not as attractive as natural mulch and that natural mulch breaks down and provides nutrients to the soil and hold moisture. He stated that regarding drip irrigation that it would be a nightmare as far as maintenance and drip irrigation is a specialized application for a parking deck, and interior. He stated that drip irrigation has been tried in roadway applications and it always ends up failing.

Board Member Longtin stated that if this is not going to go out to bid that she would rather keep the contract as is and let CWA continue to maintain the Whitefly problem on the Ficus. She stated that Ficus is beautiful and CWA has done a great job on that. She stated that her big concern is that she has heard a can't do attitude out of Public Works and that she would just as soon pay a company the extra \$5,640 to keep everything looking as it is.

Board Member Francois stated that she agrees with Board Member Longtin.

Chair DuBois stated that if there is a motion to support the staff's recommendation that he would suggest to adding "subject to clerical and legal sufficiency".

**Motion: A motion was made by Board Member Stevens to renew contract with staff recommendations for one year; Vice-Chair Rumsey made the second.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Sue-Ellen Mosler	X		
Board Member Christiane Francois		X	
Board Member			

Steve Hockman	X		
Board Member Jeanine Longtin		X	
Board Member Tim Stevens	X		
Vice-Chair Kendall Rumsey	X		
Chair James DuBois	X		

Motion passed 5-2.

**COMMENTS BY BOARD MEMBERS AND EXECUTIVE DIRECTOR**

**Board Member Francois** had no comments.

**Board Member Longtin** stated that the CRA Board needs to be structured differently than the members of the Commission making up this Board. She stated that it is not working how this Board operates and it should be readdressed. She stated that if the Commission is really concerned about the CRA then it needs to be made up of business owners. She stated that she is not sure how it is done in Delray, but there needs to be people who kind of know what they are doing and give recommendations to the Commission or give them their own budget and let them work with it. She stated that it is not working the way it is.

**Board Member Stevens** stated that he thinks today's meeting was a good step in using CRA funds solely for CRA functions and he thinks that it is slowly getting to that point. He stated that while there is only about \$145,000 to spend that he thinks that the funds are being spent in the appropriate way.

**Vice-Chair Rumsey** had no comments.

**Board Member Hockman** thanked all the people who came out and that hopefully the three artist groups can work together.

**Board Member Mosler** stated that she is very pleased with the decision regarding the art gallery and looks forward to that moving ahead quickly. She asked for the current status on the worm farm.

**Interim Executive Director Titcomb** stated that they are working with Mr. Lavelle to get him to relocate and come back to the Town through the proper procedures to establish whatever he may want to do there in the future.

**Chair DuBois** asked if it was determined to be a Code violation.

**Interim Executive Director Titcomb** stated that it is not a permissible use and Code Enforcement is involved.

**Board Member Stevens** asked when will it be cited.

Interim Executive Director Titcomb stated that the property owner has 30 days according to Community Development.

Board Member Mosler asked 30 days from when and stated that it should have been from months ago.

Community Development Director Nadia DiTommaso stated that staff was in discussions with him about a month ago and that lead to a Notice of Violation being given about a week ago and he was given 30 days.

Board Member Mosler asked if until the discussion with the property owner did Community Development Director DiTommaso not know it was against Code.

Community Development Director DiTommaso stated that the explanation that the property owner, Mr. Lavallo, was giving to staff varied. Finally staff was able to get down to exactly what he was doing and essentially it is at the early stages of a future use he wishes to integrate into that building. She stated that staff has discovered it is more of a worm recycling operation going on there and that Mr. Lavallo was given 30 days to relocate. She stated that the 30 days was given based on discussions with Mr. Lavallo regarding the length of time it would take for him to relocate.

Board Member Stevens asked if July 13, 2012 would be the 30 days approximately.

Community Development Director DiTommaso stated that she does not have the exact date it would depend on when the Notice of Violation was issued.

Interim Executive Director Titcomb stated that Mr. Lavallo had expressed an interest in coming before the Board and sharing his vision with the Board and it was during those discussion that staff informed him that regardless of his vision in the future that his current usage was not permitted in the CRA and that is when Code Enforcement got involved.

Board Member Hockman asked what the status is on the 801 Park Avenue building.

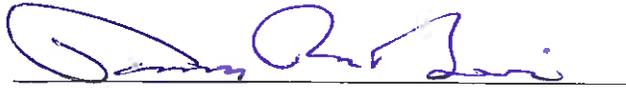
Chair DuBois requested that the status update for 801 Park Avenue building be placed on the agenda for the next meeting.

**Chair DuBois** had no comments.

**Executive Director Titcomb** had no comments.

**ADJOURNMENT**

There being no further business to come before the CRA Board and after a motion to adjourn by Board Member Stevens and seconded by Vice-Chair Rumsey, and by unanimous vote, the meeting adjourned at 9:02 p.m.



Chair, James DuBois



Agency Clerk, Vivian Lemley, CMC



FLORIDA  
Approved on this 1 of August, 2012

Exhibit "A"

800 PARK AVENUE

Art on Park Art Space

. Introductions

Sibel Kocabasi & Sam Perry

■ 2006 “Mix Works”, Lake Park

Mimar Sinan Güzel Sanatlar Üniversitesi,  
Güzel Sanatlar Fakültesi

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A Survey of Spoken English Contemporary Art

Osman Hamdi Bey Salonu, Fındıklı, İstanbul

17 Ekim - 02 Kasım 2007

October 17 - November 02, 2007

PAUL AND	WAGH SALTINIZ	MARTIN OPPEL
JAMES LUNDAW	USHIN NURDI	ILDIRIS FALZOLU
YUKI KAKITA	YI DING	ÖZGÜR ERSEKİLER (KURUMSAL)
JAMES HARRISON	WALDE PRINZ	FRANÇOIS PERE
ETHEL ANTON	WANDA WASS	SAM PEREY
PHILIP ESTERLINE	WILLIAM (KARASI)	ANDRE PRINZ
OSCAR ESTERLINE	YONER ERGÜL	TEREK KURBAN
OSCAR ESTERLINE	YONER ERGÜL	JULIUS SCHUBERTZ
ALIK SHARAFU	YONER ERGÜL (KURUMSAL)	WAGH ERSEKİLER
OSCAR ESTERLINE	YONER ERGÜL	Y. S. SÖZÜK

**Kurumlar/Kuruluşlar / Sijel / Kurulum / Alınan Kurumlar**

**Panel:** 18 Ekim, Saat 18.00 - 19.00

**Yer:** Sanat Güzel Sanatlar Üniversitesi, Çiftliközü, Etiler, Beşiktaş

**Yerleşim:** Mimar Sinan Güzel Sanatlar Üniversitesi, Çiftliközü, Etiler, Beşiktaş, İstanbul  
**Uzunluk:** 1000 m<sup>2</sup> (1000 m<sup>2</sup>)  
**Alan:** 1000 m<sup>2</sup> (1000 m<sup>2</sup>)

**Panel:** 18 Ekim, Saat 18.00 - 19.00

**Yer:** Sanat Güzel Sanatlar Üniversitesi, Çiftliközü, Etiler, Beşiktaş

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2007 “Undertow” Mimar Sinan University of Fine Arts, Istanbul



Interior view from the University Gallery



# Installing the show



# OPENING RECEPTION

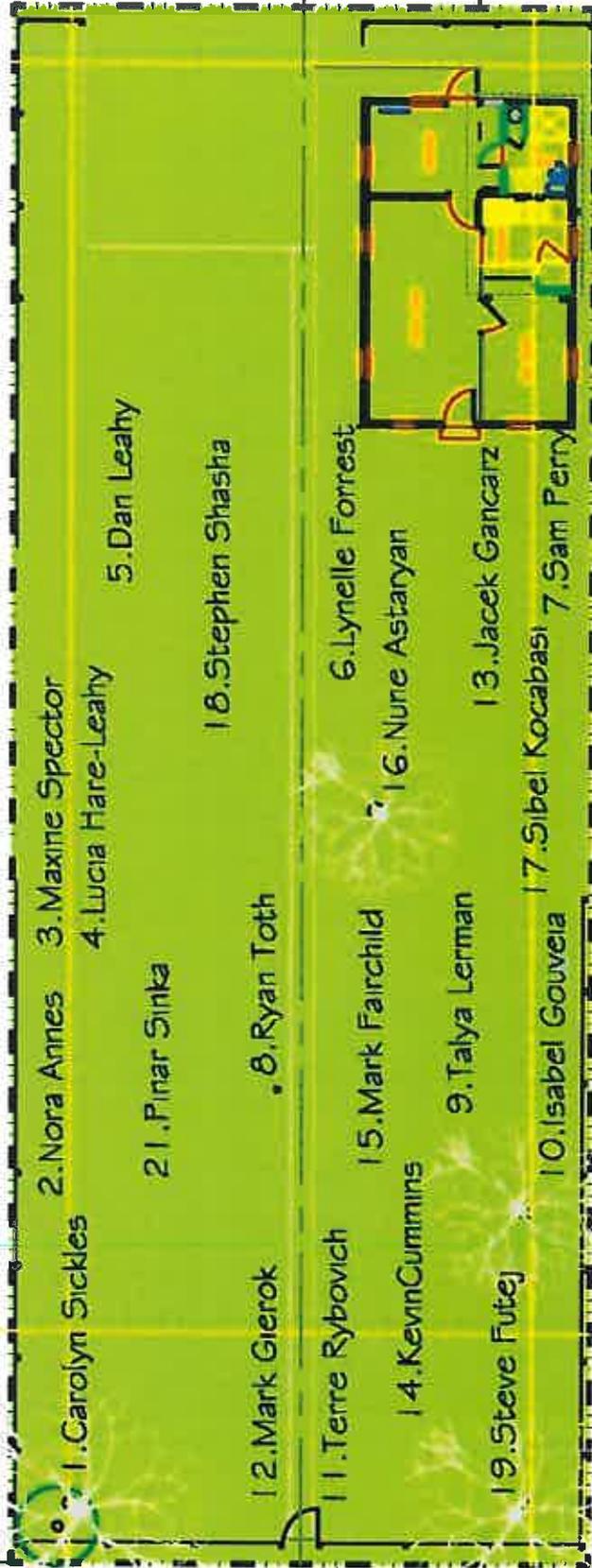


# PANEL



2009 Lake Worth,

# OPEN AIR EXHIBITION









2011, "Mid Summer Pop Up", Palm Beach Gardens



Before



week After





# Whitespace

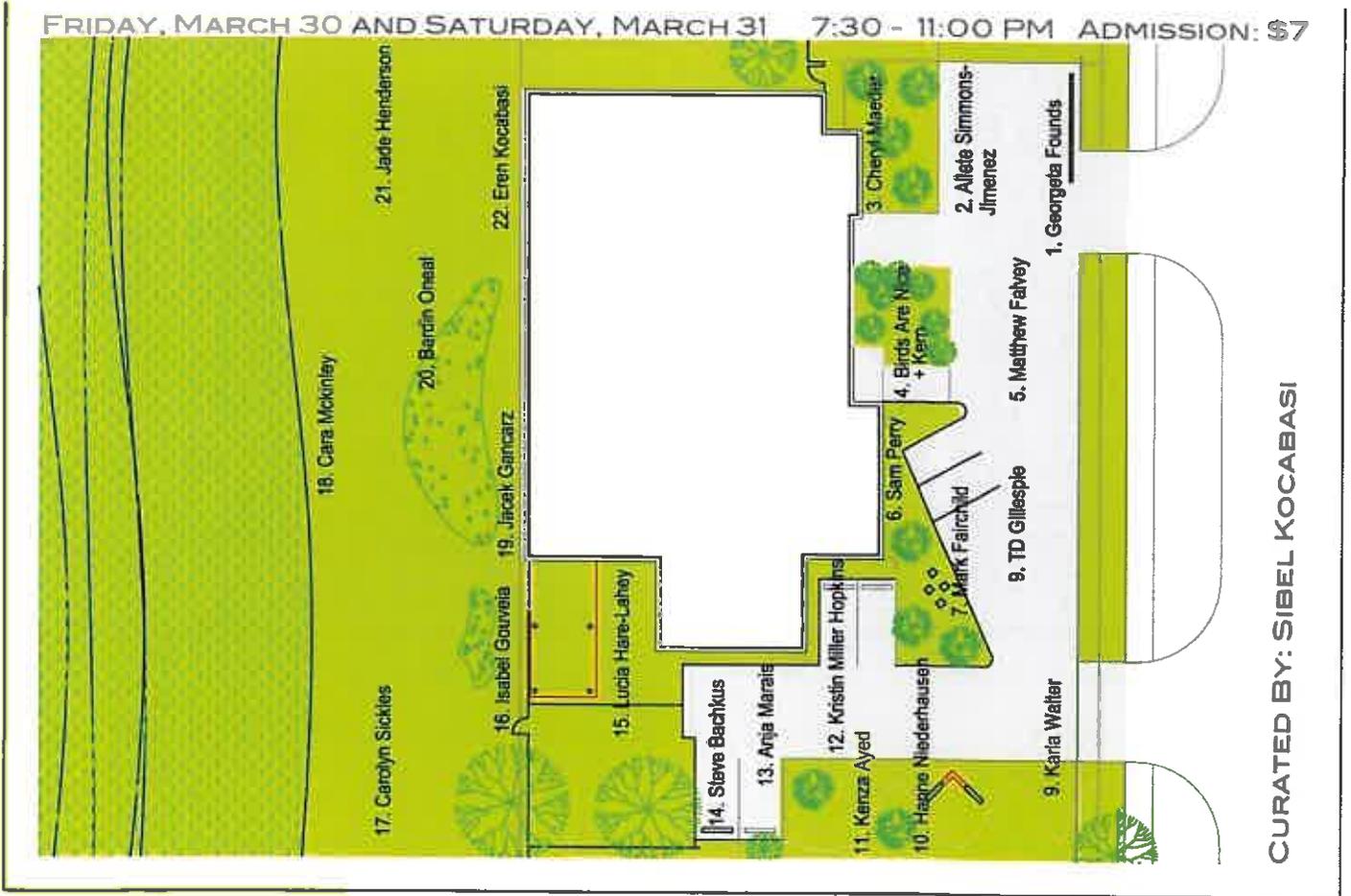
THE MORDES COLLECTION

OUTSIDE

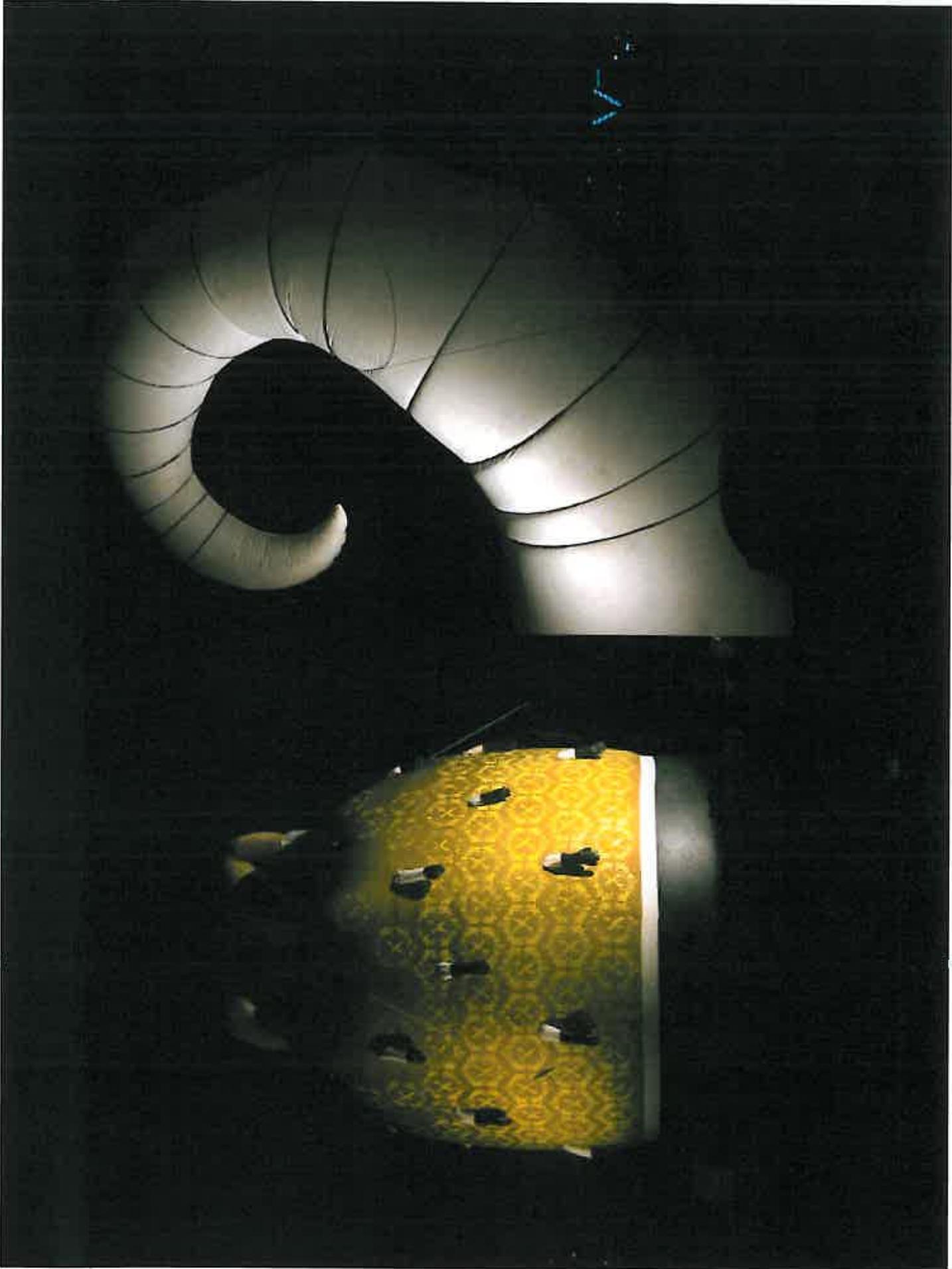


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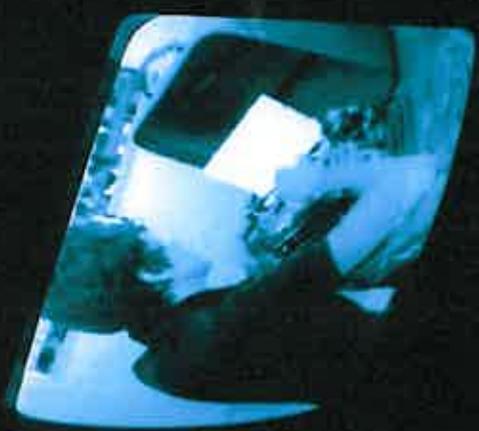
FRIDAY, MARCH 30 AND SATURDAY, MARCH 31 7:30 - 11:00 PM ADMISSION: \$7



CURATED BY: SIBEL KOCABASI



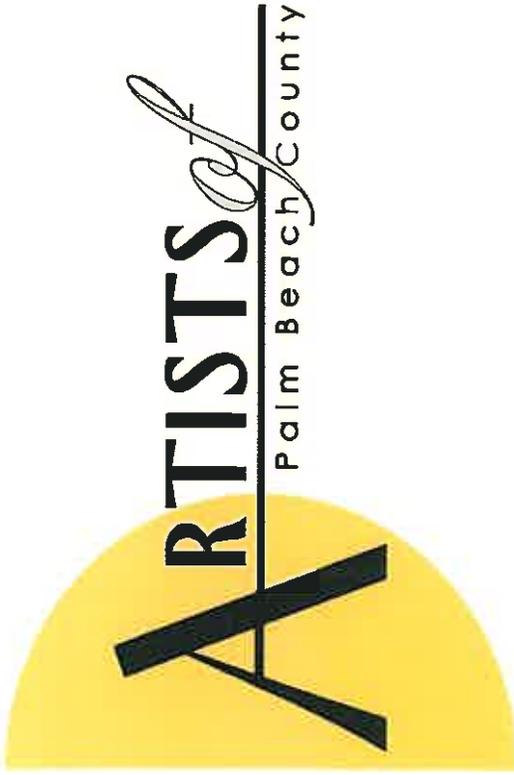




2012, XS Contemporary Art Space, Fort Lauderdale



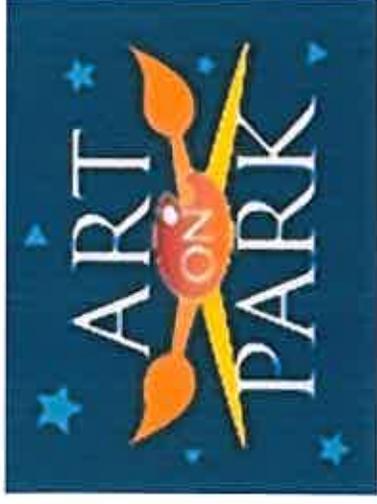
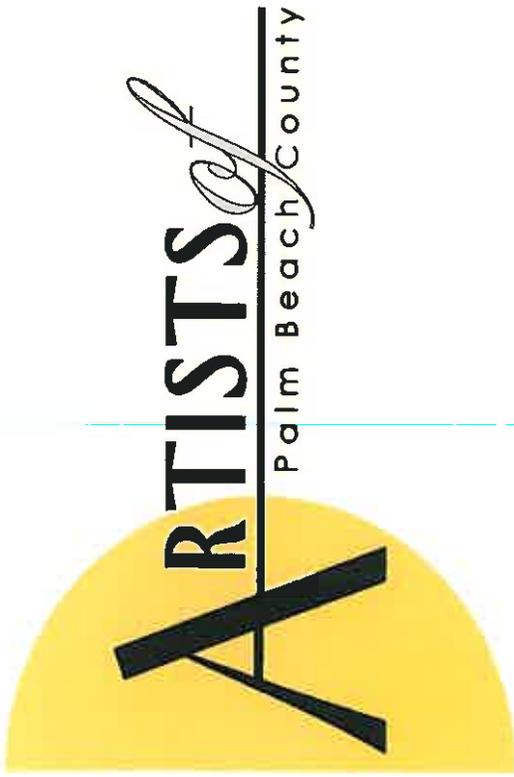




**Proposal  
Town of Lake Park  
Art on Park  
RFQ No. 104-2012**

**Art Gallery, Studios, Exhibition, Meeting,  
and Performance Space**

**June 20, 2012  
Lucy Keshavarz  
Member, Board of Directors  
Artists of Palm Beach County**



**Town of Lake Park**

***Thank you for your support of the arts!***

# **Presentation Overview**

- **Artists of Palm Beach County – Who are we?**
- **How we would utilize the space**
- **Benefits for the Town of Lake Park**
- **Benefits for Artists of Palm Beach County**
- **Similar Working Art Environments**
- **Lease Terms**

# Artists of Palm Beach County

## Who are we?

### Mission:

Artists of Palm Beach County (APBC) is a coalition created and managed by artists, for artists of all disciplines. We are dedicated to empowering individuals in the arts by reaching out to our diverse community, cultivating professional and social resources and opportunities for our members, and developing collaborative relationships.

# **Artists of Palm Beach County**

## **Who are we?**

### **Vision:**

The vision of Artists of Palm Beach County is to create a haven for the artists of our community that will change the way artists are treated and ultimately respected. To live in a world that offers easily accessible education and training, opportunities to showcase work, affordable healthcare, a place to work, and above all be able to socialize and communicate with other artists of every discipline and have a solid place of honor in the community.

# Artists of Palm Beach County

## Who are we?

- Incorporated as a 501(c)3 non-profit in 2006
- Open to any artist who lives or works in PB County
- Open to all artistic disciplines: visual, performance, literary and media artists.
- ALL exhibitions juried
- Membership NOT juried – weight of calling yourself an artist – nurture – challenge – advocate
- APBC is the connection between PB County artists and the County arts community.
- Thru networking efforts and web presence, we are a conduit for information on arts events in the County.
- <http://www.artistsofpalmbeachcounty.org/>

# APBC History

- Grassroots organization founded in 2005, based on a series of fact-finding workshops around the county, to fulfill the needs of 500+ County artists
- Incorporated in 2006
- Host a Members-only juried exhibition each year
- Advocate for local artists: art festivals, Cultural Council, business organizations, etc.
- Partner with Cultural Council of Palm Beach County (CCPBC) as a sponsor of Artavox
- Partner with CCPBC on recent Artist Needs assessment Survey / Conversations
- Monthly networking and educational meetings

# How APBC Would Use The Space

- **Artist studios** – Artists could rent space of various sizes and prices.
- **Co-op art gallery** - Artists could participate in displaying their art for sale. Offered as a separate option from studio space, so an artist could participate in either or both activities.
- **Exhibition space** - Available for APBC exhibits, or local or national organizations for 4-6 week exhibits.
- **Performance and meeting** - Lectures, musical performances, poetry readings, etc. would be available to APBC members and select community organizations.
- **Educational and experiential workshops** - Available to the public or private organizations in the Performance area. These would include multicultural and multi-generational programming.
- **Outreach programs** – to diversity groups and charitable organizations.

# Exhibition Space



# Workshop and Meetings

Space available for APBC programs and select organizations within the county



# Artist Studios

Studio artists would be juried to ensure high quality and variety. Artists would have a required number of hours each month to be working in their studios, so that visitors will see a vibrant working art community.



# Co-op Gallery

- Gallery artists juried (like studio artists) to ensure quality & variety.
- Artists would have a required number of hours each month to be onsite
- Gallery artists on site during major Lake Park events.



# Performances

Performance and meeting space for lectures, musical performances, poetry readings, etc. would be available to members and select community organizations.



# How APBC Would Use The Space

## Assessment of Needs

- Town of Lake Park
- Arts & cultural organizations & businesses on Park Avenue
- Arts & cultural organizations & businesses in north end of county

Combine the results of the needs assessment to refine the programming for Art on Park Gallery.

# Benefits for Town of Lake Park

- Establish regular operating hours and programming for Gallery that is open to general public: classes, artists demonstrations, exhibitions, lectures, and more...
- Access to a pool of artists living & working throughout the county
- Connection to APBC initiatives:
  - *Next Generation Committee*: explore ways of engaging artists of High School age to those in their 30's, in art projects, classes, scholarship programs, grants and more
  - *Six Pillars*: APBC is involved with the Quality of Life/Quality of Place pillar, which includes arts, culture and tourism
  - *APBC monthly meetings*: second Monday of the month at various locations throughout the county.

# **Benefits for Town of Lake Park**

- Complement and enhance existing arts and cultural businesses and activities
- Gallery open during events sponsored by Town of Lake Park along Park Avenue
- Provide a physical link on Park Avenue: Lake Park Public Library, Lake Park Recreation Dept., local schools, senior centers and encouraging more pedestrian traffic
- Complement and enhance existing business activities on Park Avenue
- Create a dynamic cultural destination and attraction for all of Palm Beach County

# **Benefits for Artists of PBC**

- A location within an authentic “downtown” within northern Palm Beach County.
- Have a home base by which to better fulfill our mission and vision – serving more individuals within PBC!
- Potential for increased APBC membership.
- Ability to collaborate with more organizations & individuals.
- Allows opportunity to provide more programming and go after grants.
- Potential to grow our place in the community – Art on Park (gallery north) being the first of home bases within the county: Gallery Central, Gallery South and Gallery West.

# Similar South Florida Working Art Environments

- Clay Glass Metal Stone, Lake Worth, FL –  
Gallery
- Village Art Studios, Tequesta, FL – Studios
- City of Hollywood - Glass Blowing Facilities and  
Gallery in Young Circle Park
- Artcenter/South Florida on Lincoln Road Mall
- City of Lake Worth Artist League Gallery
- Boca Museum of Art – Boca Artist Guild Gallery
- Arts Office Lauderhill – Art Incubator

# Similar National Working Art Environments

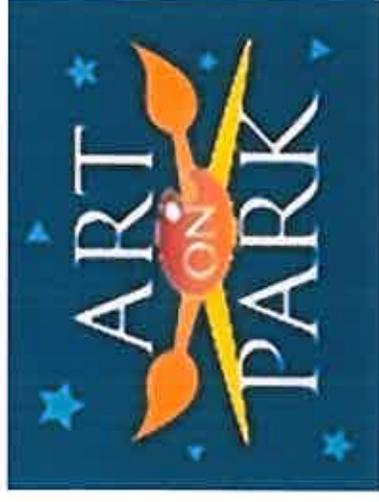
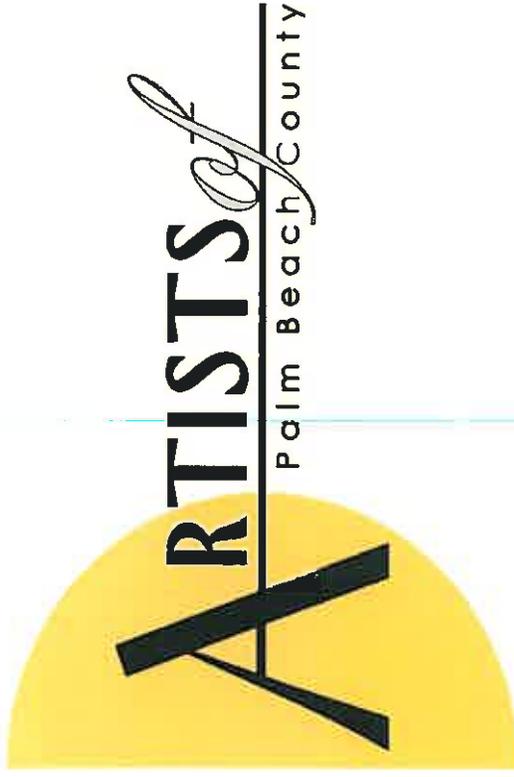
- Torpedo Factory, Alexandria VA – Studios and Co-op Galleries  
<http://www.torpedofactory.org/>
- Banana Factory, Bethlehem, PA – Studios, workshops, exhibition space  
<http://www.bananafactory.org/>
- Button Factory, Portsmouth, NH - Studios  
<http://www.buttonfactorystudios.com/>
- Santa Monica Art Studios, Santa Monica, CA – Studios, exhibitions  
<http://www.santamonicaartstudios.com/>
- Soma Artist Studios, San Francisco CA – Studios, exhibitions  
<http://www.somaartiststudios.com/>
- Golden Belt Artist Co-op, Durham, NC – Studios, live/work lofts, restaurants,  
[http://www.goldenbeltarts.com/space\\_artistStudios.shtml](http://www.goldenbeltarts.com/space_artistStudios.shtml)
- MASS MoCA, North Adams, MA – Exhibitions, restaurant, theater, performance space, studios, commercial center

# **Lease Terms – Town Obligations**

- Regular scheduled meetings / communication with select APBC members to coordinate and promote mutual arts and cultural goals within Lake Park
- Art on Park's hours, schedule of events, exhibitions, etc., included on Town's website, calendar, etc.
- Maintain exterior space, infrastructure, parking area and alley

# **Lease Terms - APBC Obligations**

- 5 year lease, \$1 per year
- Liability insurance for interior space
- Monthly utility costs, security, water
- APBC would manage studio rentals & programming
- APBC promotes Art on Park Gallery & Town of Lake Park arts & cultural events on their website and eblasts



**Thank you for this opportunity!**  
**Questions?**

# **Cynpozium Inc.**

## **Additional Documentation**

**Bios Of Core Team Staff**

**The Uniqueness of Cynpozium Inc.'s R.F.Q Proposal**

**Geographic Proximity of Key Personnel and Availability of Key Personnel**

**Plans For Maintaining Effective Communication between the town and Proposer/tenant**

**B. Additional Information That Was Omitted From The RFQ May 31,2012**  
**Approach to maintaining good communicate**  
**Need or user of Town equipment as listed on page 7**

# Cynpozium Inc

## A. The Uniqueness of Cynpozium Inc.'s R.F.Q Proposal

Cynpozium Inc. believes in the transformational powers of Art. Therefore we proposed to utilize the gallery in both traditional ways and non-traditionally, as a cultural center to engage the whole community in the revitalize of Lake Park.

### Develop Outreach Workshops for Educational Institutions, Religious Organizations & Social Facilities

Cynpozium Inc's knows the Lake Park community and will partner with educational institutions, religious organizations, and social facilities i.e. rehabilitation. Cynpozium has been very successful with it's outreach workshops and believes they will expand on the non-traditional Gallery concept. At the same time the outreach workshops will free up Gallery space for exhibits, co-op, classes, lectures, video, and films.

### Establish An Art Loan Program With The Business District

Cynpozium has forged friendships and alliances with Lake Park businesses. One of our objectives is to establish a business art loan program. The initial response to this idea has been very favorable. We believe artist's work should be promoted and sold and not just from exhibitions but directly to businesses.

### Grants

Cynpozium Inc. has been the recipient of  
(3) Florida State Grants  
(1) Broward Cultural Council Grant and  
(1) Miami Dade Cultural Council Grant.

### Lake Park Residence

Four Cynpozium's core group staff are Lake Park Residences.

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### Professional Organization

Cynpozium Inc. requires membership applicants to submit a resume and portfolio for review.

**(Cont.) A. The Uniqueness of Cynpozium Inc.'s R.F.Q Proposal**

**Geographic Proximity of Key Personnel and Availability of Key Personnel**

Cynthia Grey	503 Sabal Palm Drive Lake Park	561 863-0800
Katherine Lampkin	618 Date Palm Drive	561 309-9047
Trudi Brown Clark	505 Sable Palm Drive	561 863-9537
Lupe Lawrence	128 E.Ilex Dr.	561 452-1238
John Fariello	245 Miramar Way WPB	561 588-1005
Debra Capp	3132 Forest Hill Blvd. WPB	561 727-3913

Four of Cynpozium's core group are residences of Lake Park and within minutes of walking, driving, biking or skate boarding to the Gallery. One or all will be available at the Gallery during the week and weekends and during the duration of all events sponsored by the town.

**Plans For Maintaining Effective Communication between the town and Proposer/tenant**

Cynthia Grey, Trudi Brown Clark and Kathryn Lampkin live in the Town of Lake Park and are within minutes of walking distance to Lake Park City Hall.

**B. Additional Information That Was Omitted From The RFQ May 31,2012**

**Approach to maintaining good communicate**

Because some of Cynpozium's members live in Lake Park and attend the bi-monthly commission meetings on a regular basis we have developed relationships with Lake Park's staff and commissioners. In the past as well as the present we will to continue to communicate with the city.

**Need or user of Town equipment as listed on page 7**

The Town's equipment i.e kilns, pottery wheel will be utilized for ceramics classes, the lighting, jewelry case and partition will be in constant use for displays, exhibits and co-ops.

# Cynpozium Inc. Bios of Core Team Staff

## **Cynthia Grey (Digital Media) Photography, computer, Film, and Video.**

As Art Gallery "core team" and staff leader, Cynthia Grey grew up in culturally rich New York City. Attending the Fashion Institute of Technology where she received her A.A.S. in textile design, and Pratt Institute where she majored in photography and film. A fellowship from I.S. Newhouse School of Communication at Syracuse University in video art became her art and technology rite of passage.

Cynthia's experimental video title "Karma" created at Newhouse became part of the Everson Museum exhibit that toured the U.S. (Los Angeles County Museum, TV South Vanderbilt University, Cranbrook Academy of Art Museum), and Europe. Her films and tapes were also juried into the 8th Hong Kong International Film Festival, and the Chicago International Film Festival

Returning to New York City, Electronic Arts Intermix Gallery exhibited and represented her videos and films. While working as an assistant camera person for Charles Van Maanen, Leacock and Devlin Productions, Ms. Grey under a grant from WXXI-TV 21 Artist TV Workshop in Rochester, developed the concept and treatment for the video documentary "Rebuilding The Grand Piano." She lectured at the New School of Social Research, and exhibited at New York City Women's Video Festival, the Floating Foundation of Photography, at the Museum of Calvet (Marseilles, France Summer Festival At Avignon, the Dark Room Gallery, and the Camera Club of NY.

An advocate for children and poverty (the invisible street poor) she documented, developed and facilitated a still photography program at Rhinelander's Children's Center. Many of her photographs were published by Grossman, Harcourt, Brace & Janovich, Laedlaw Browsers, Grossman, Motorcycle World, Collins publishing and the Long Island Press.

Soon after her parents retired to Miami Beach, a family tragedy struck. Ms. Grey quickly relocated and became intoxicated by the tropical environment. Exploiting Miami's 1980's drug culture, she receives a CPB program documentary fund grant. Partnering with Channel 17 & Metro-Dade Cable the documentary was aired on PBS stations and selected for Sundance Institute Lab.

She was a recipient of the Florida Media Art Fellowship, and featured in Florida's Artist Residency Directory. Ms. Grey is founder of Cynpozium Inc., an Art & Technology non-profit organization that pioneers projects for outreach youth groups as well as a conduit for facilitating the artist's need to extend aesthetic inquiry to the broader culture. Cynpozium Inc. became the recipient of three Florida State grants and was written up in the Miami Herald, Sun Sentinel and the Palm Beach Post.

Ms. Grey facilitated Cynpozium programs at Juvenile justice facilities, Best Buddies, The Urban League of Miami, Youth Crime Watch and many middle and elementary schools. At the same time working for Video Tape Miami, Paradise Video, and Instant Replay in Coconut Grove, she exhibited at Tropics Video International- Miami Beach and still photographs at Limited Editions Miami.

# Cynpozium Inc. Bios of Core Team Staff

## **Cont. Cynthia Grey (Digital Media) Photography, Computer, Film, and Video.**

In 1996 when Ms. Grey and her mother moved first to Palm Beach Gardens and then to Lake Park, she had been an artist for over 20 years with commissioned work in public and private collections.

Cynpozium's programs expanded into Broward and St Lucie Counties. Americorps picked up the program as did the Village Foundation, The Caring Foundation, Safe Schools, PBC Parks and Recreation and PACE Center For Girls which resulted in an exhibit at the Ft. Lauderdale Public Library and the Fort Pierce Learning Center. The workshops Ms. Grey conducts have produced Video Shorts, a Documentary, and Public Service Announcements (PSA), which were shown at the National Children's Film Festival - sponsored by the Miami Youth Museum.

While living at PGA she was a contributing C.A.N. newspaper columnist for "Kids & the Techno-Culture." She photographed Palm Beach Garden's public art brochure and joined the (art advisory committee). Cynthia also documented the Gardens sculpture installations of Costos Vartos's and Tim Prentise. A 20 minute documentary about the Palm Beach County Office of Small Business was written and directed by her.

Currently, Ms. Grey's is developing her documentary, "Horsewomen On Hold into the feature film Cayuse (Spirit Horse). Her latest national and local exhibitions include: Glass Front Gallery Art2Art WPB, LaGrange National XXV11 Art Museum, GA, PhotoNow, Palm Beach Photographic Center, Lighthouse Art Center, Gardens Art, FOCE-10 West Palm Beach, Gallery of Art Jupiter, Artavox, West Palm Beach, Art in Public Places-Palm Beach International Airport, Armory Art Center, and Gardens Art.

## **John Fariello Ceramic Designer & Visual Presentation**

Mr. Fariello is the sole proprietor of Arte Ceramica in West Palm Beach. His handmade ceramic tile and custom mural studio produces a wide range of art tile. John received a B.A. from Temple University in Philadelphia, Pennsylvania. were he conducted weekly arts workshops for adults and young people in Philadelphia area prisons. His ceramic tile murals are painted and then fired to a temperature of more than 1000 degrees.

John's has a background in sales and visual presentation, an account executive for The Concept Group Inc in New York City, a Partner and vice president for Electronic Catalog Corp in Cincinnati OH, and Director of Visual Presentation at the Emporium in San Francisco where he spearheaded opening new territories.

## Cynpozium Inc. Bios of Core Team Staff

### **Trudi Brown Clark Fabric Artist & Education Marketing Specialist**

Mrs. Clark is a certified Martha Pullen licensed teacher for heirloom sewing and heirloom quilting. She also works as an NEA member benefits affiliate relations specialist for the states of Florida Educational Association and The South Carolina Educational Association. Trudi provides educational marketing information for the enhancement of members and their families.

Prior to joining NEA Member Benefits in 1992 she was Associate Executive Director for the Palm Beach County Classroom Teachers Association in West Palm Beach. Mrs. Clark has taught both regular education and special education classes from kindergarten to the community college level in Virginia and Massachusetts.

### **Debra Capp Drawing & Pastels**

Ms. Capp has been working in her chosen discipline for over 20 years. The inspiration for her pastels and drawing come from many of her Orb photographs. Debra's art work explores a broad range of quasi religious, paranormal phenomenon including invisible spirits, auras, angels, ghosts, and energy fields.

For years she has been framing paintings at Easel Arts in Lake Park, recently she opened her own framing studio, dcapps Inc.

### **Lupe Lawrence Eco Art & Painting**

Ms. Lawrence is a visual artist whose works starts with the basic concept of improving the human relationship to the natural world through the visual art experience and products. Lupe's art-environment - function concept can take many forms, including education. She creates eco art works that interpret nature to inform people and raise awareness about nature and its processes.

Lupe teaches young children at the Norton Museum, The Center for Creative Education and at PAL. She designs Eco-Crafts for Kids, and is a member of the ecoartnetwork.

### **Ms. Katherine Lampkin Jewelry Designer**

Ms. Lampkin has been designing jewelry since 1978 and is presently the owner of One Carat Jewelers in North Palm Beach. Ms Lampkin earned her graduate gemology degree at the Gemological Institute of America, in Santa Monica CA.

Katherine grew up in Tulsa, Ok where she was exposed to jewelry design by her husband who began his career making watch crystals. Her creative one of a kind jewelry designs combine precious metals and gemstones and have been exhibited in many shows.

Exhibit "D"

Artists of Palm Beach County,

K P Art Studio

Cyprusium

John DePina 6/20/12

Chris Franco

①

KPR art.

2 ~~Art on~~ artists of Palm Beach County

3 symposium

# Steve Hoekman

1. CIPROZOLAM INC
2. ARTISTS OF PBC
3. KPM

SEP 2012

2012-June-20

# Longtin

- ① KP Artists
- ③ Artists of Palm Beach County
- ② Cynpozium

Self Master

① Artists of P.B. County

② K.P. Art Center

③ Symposium

KP Art Studios - (2)

~~Artists~~ -

Artist of P.B.C. - (1)

Symposium - - (3)

KP Art Studios

Artists of Palm Beach 2

K.P. Art 1

Cynposium 3

Tom Stevens

DALLY

KP ART Exhibit  
"E"

<u>Cymposium</u>	<u>Artists PBC</u>	<u><del>      </del></u>
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1.	2.	3.
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10	16	16

4-3

1	3	2
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1	2.	3
1	2.	3.
2	1.	3
3	2	1
<hr/>	<hr/>	<hr/>
10	16	16

6-20-12  
JJB

Key: 3 points for 1<sup>ST</sup>; 2 points for 2<sup>ND</sup>; 1 point for 3<sup>RD</sup>

# show of hands

Artist of PBC

K P Art

M  
H  
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D

S  
L  
F



# AGENDA

Community Redevelopment Agency Meeting  
 Wednesday, June 20, 2012, 6:30 pm  
 Lake Park Town Hall  
 535 Park Avenue

<b>James DuBois</b>	—	<b>Chair</b>
<b>Kendall Rumsey</b>	—	<b>Vice-Chair</b>
<b>Christiane Francois</b>	—	<b>Board Member</b>
<b>Steven Hockman</b>	—	<b>Board Member</b>
<b>Jeanine Longtin</b>	—	<b>Board Member</b>
<b>Sue-Ellen Mosler</b>	—	<b>Board Member</b>
<b>Tim Stevens</b>	—	<b>Board Member</b>
.....		
<b>Jamie Titcomb</b>	—	<b>Interim Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Agency Attorney</b>
<b>Vivian Mendez Lemley, CMC</b>	—	<b>Agency Clerk</b>

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. ADDITIONS/DELETIONS - APPROVAL OF AGENDA**

**E. PRESENTATIONS:**

1. 800 Park Avenue RFQ Shortlist Presentations
2. CRA Budget Recommendations

**Tab 1**  
**Tab 2**

**F. PUBLIC COMMENT**

**This time is provided for audience members to address items that do not appear on the Agenda. Please complete a comment card and provide it to the Agency Clerk so**

speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

G. DISCUSSION AND POSSIBLE ACTION:

3. One Year Renewal of Contract with Chris Wayne & Associates for Landscape Maintenance Services within the CRA

Tab 3

H. BOARD MEMBER COMMENTS

I. EXECUTIVE DIRECTOR COMMENTS

J. ADJOURNMENT