

Minutes
Town of Lake Park, Florida
Community Redevelopment Agency Board Meeting
Wednesday, September 15, 2010, 7:57 p.m.
Town Commission Chamber, 535 Park Avenue

The Community Redevelopment Agency Board met on Wednesday, September 15, 2010 at 7:57 p.m. Present were Chair Desca DuBois, Vice-Chair Patricia Osterman, Board Members Steven Hockman, Kendall Rumsey, Jeanine Longtin, Executive Director Maria Davis, and Agency Clerk Vivian Lemley. Board Members Francois and McCann were 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 Hockman made the second.

Vote on Motion:

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

Motion passed 5-0

Consent Agenda

1. CRA Meeting Minutes of July 14, 2010
2. CRA Budget Workshop Meeting Minutes of August 18, 2010

3. Renewal of Property & Casualty Insurance for Fiscal Year 2011

Public Comment Open.

None

Public Comment Closed.

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

Vote on Motion:

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

Motion passed 5-0

STAFF PRESENTATION

RESOLUTION(S):

RESOLUTION NO. 40-09-10 CRA Budget

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK ADOPTING THE 2010-2011 FISCAL YEAR BUDGET.

Public Comment Open.

None

Public Comment Closed.

Finance Director Anne Costello began a PowerPoint presentation to discuss and explain the CRA Budget (see Exhibit "A"). She stated that she would discuss the "Proposed Budget 2011, Revenue Values and Tax Increments" (see page 2 of Exhibit "A"). She reviewed "Comparison of Values" (see page 3 of Exhibit "A"). She stated that there was a 20.7% decrease in taxable value. She explained and discussed "Taxable Values in CRA Area Over Last 10 Years" (see page 4 of Exhibit "A"). She explained what a "Tax Increment" was and reviewed a tax increment chart (see page 5 of Exhibit "A"). She reviewed and explained the CRA's "Revenue" (see page 6 of Exhibit "A"). She reviewed and discussed "Tax Increment Funds FY 2010 vs. FY 2011" (see page 7 of

Exhibit "A"). She explained the "History of Tax Increment Funds" (see page 8 of Exhibit "A"). She explained the "Summary of Expenditures" (see page 10 of Exhibit "A"). She stated that there were no "Capital Improvements" of "Programs" for next year (see pages 11 through 12 of Exhibit "A").

Commissioner Rumsey asked about the proposed improvement to the alleyways on the 700 block of Park Avenue. He asked since there was no Capital Outlay if the project was still being postponed.

Executive Director Davis explained that there were no funds to improve the 700 block alleyways.

Commissioner Rumsey asked if there were funds left over from the first alleyway improvement project to use toward the 700 block alleyway project once the parking lot was completed.

Finance Director Costello explained that a loan was taken out to fund the alleyway improvement project but not for the parking lot.

Executive Director Davis explained that the original scope of work was to include the 700 block of alleyway. What took place was that the Board decided to purchase the three properties on the 700 block and demolished them. She stated that it made sense to make it a contiguous parking area but decided to defer it and the area was currently being used as a Community Garden. Only enough money was taken out to do the improvements that were done.

Motion: A motion was made by Board Member Rumsey to approve Resolution No. 40-09-10 CRA Budget; Vice-Mayor Osterman made the second.

Vote on Motion:

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

Motion passed 5-0

Public Comment Open.

William Serrano 304 Foresteria Dr. – asked if the salaries for the CRA employees in 2008 versus 2010 could be presented.

Executive Director Davis explained that there was not an Economic Development Director in 2008 and they were abating less of the salaries. She stated that the CRA was established in 1996 but nothing started happening until 2008. She stated that actual expenditures in 2008 was \$223,000 and for the upcoming year it would be \$288,000.

Mr. Serrano stated that he glanced at the CRA Director's salary and stated that he thought that the salary was a bit high for the size of the Town's CRA Director. He asked how the salary was determined.

Executive Director Davis explained that a salary survey was done. She stated that the salary of the incumbent was not at the top of the range. She stated that the salary was right in line with the duties assigned to the position. She stated that the position was an Economic Development Director not a CRA Director position.

Mr. Serrano asked if the Economic Development Director had an assistant.

Executive Director Davis explained that the Economic Development Director did not have an assistant. She indicated that the Recreation Director assists the Economic Development Director with events only. She stated that in most cities events were handled by half a dozen people. She stated that in her opinion the Economic Development Director was overloaded.

Mr. Serrano stated that he was concerned over the amount of work that the Economic Development Director has had to take on and he recommended that a part-time assistant be hired to help out.

Public Comment Closed.

Board Member Comments

Board Member Rumsey

None

Board Member Longtin stated that during a Town sponsored event an individual had succumbed to the heat and another individual raced to that person's aid. She stated that this person stayed with the individual until Fire Rescue arrived and she made sure that they were okay. She stated that the Good Samaritan had also donated golf carts to the Town. She asked for consensus from the Board to write a letter of commendation to her.

The CRA Board came to consensus to write a letter of commendation to the individual who donated golf carts to the Town and helped an another individual in need at a Town event.

Board Member Longtin asked for a status update on Park Avenue Barbeque and Dockside Sea Grill.

Executive Director Davis stated that she did not have a status on the Park Avenue Barbeque building. She stated that the owner has rescinded his plans three times and was not planning to do anything anytime soon.

Board Member Longtin asked if the building was in compliance.

Executive Director Davis stated that the building was currently in compliance. She stated that Dockside Sea Grill should be coming in with their plans any day.

Vice-Chair Osterman

None

Board Member Hockman thanked staff for their work on the Town's Beer and Wine Festival. He stated that there was a nice turnout but he hoped there would be more. The day was very hot and the start of football season. He stated that he hoped that the Seafood Festival would take place in the evening.

Executive Director Davis stated that the Seafood Festival would be taking place in the evening hours.

Chair DuBois spoke about the Art Opening that took place. She stated that there were people spilling out of the building. She stated that everyone was dressed nicely and it was a wonderful event. She commented on the Beer and Wine Festival that took place. She recommended that dates be checked for future events so as to not schedule an event on the same day as another big event such as the start of football season.

Executive Director Davis stated that the pedestrian sidewalks from the sidewalks into the parking lots have been poured.

Board Member Francois

Absent

Board Member McCann

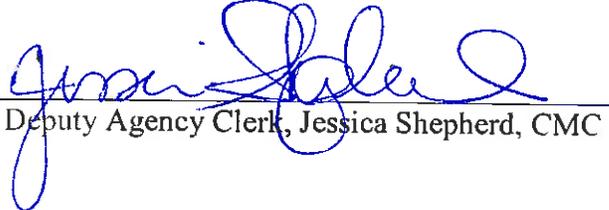
Absent

ADJOURNMENT

There being no further business to come before the Board and after a motion to adjourn by Board Member Hockman and seconded by Vice-Chair Osterman, and by unanimous vote, the meeting adjourned at 8:19 p.m.



Chair Desca DuBois

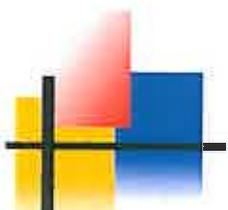


Deputy Agency Clerk, Jessica Shepherd, CMC



FLORIDA
Approved on this 20th of October, 2010

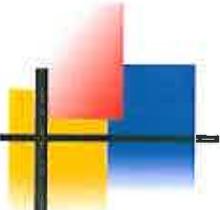
Exhibit "A"



Community Redevelopment Agency

Budget Overview

September 15, 2010



Proposed Budget 2011

Revenue

Values and Tax Increments

Summary of Expenditures



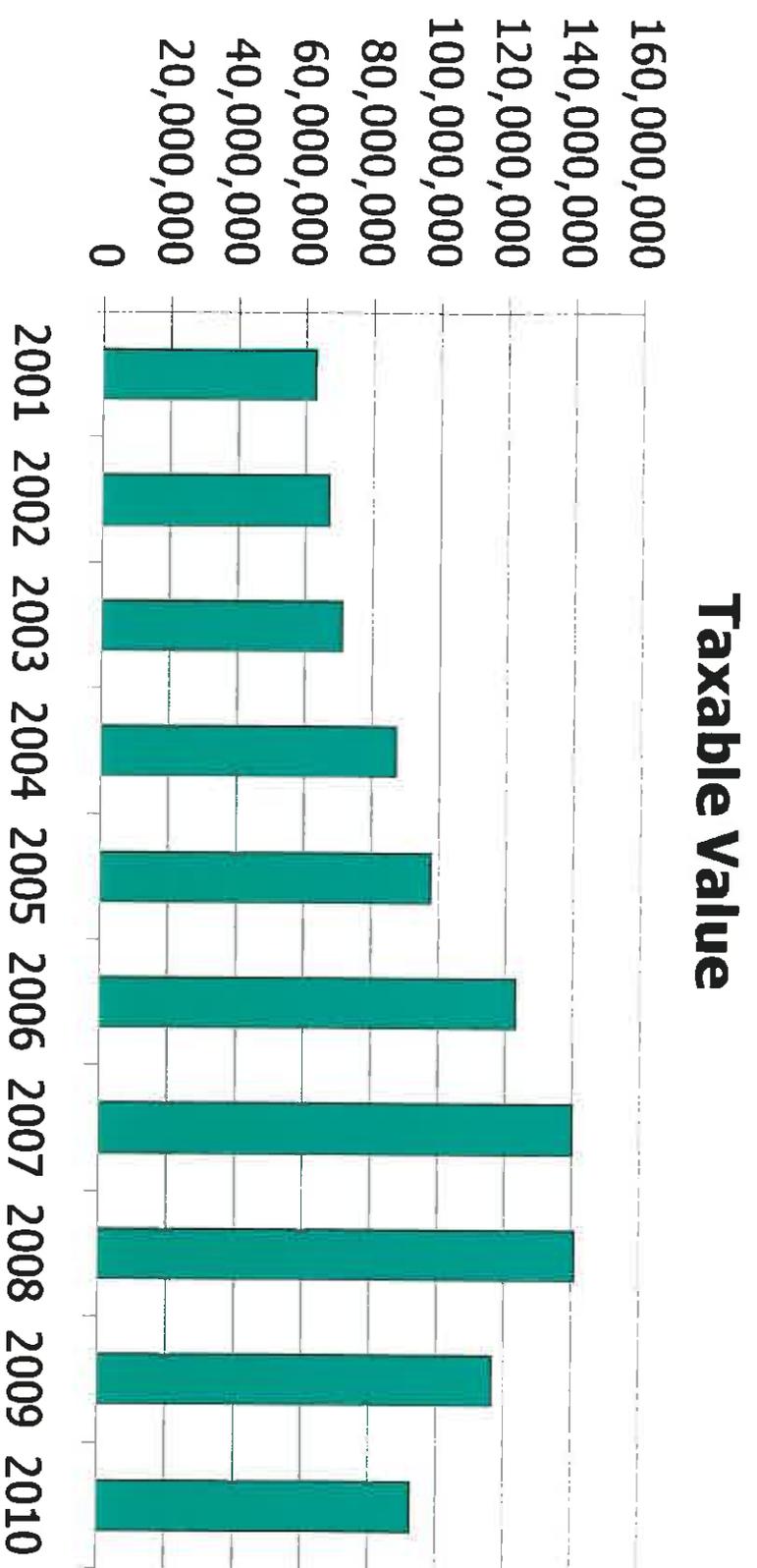
Comparison of Values

2009 Value	\$ 116,833,685
2010 Value	\$ 92,643,094
Decrease	\$ 24,190,591

20.7% Decrease in Taxable Value

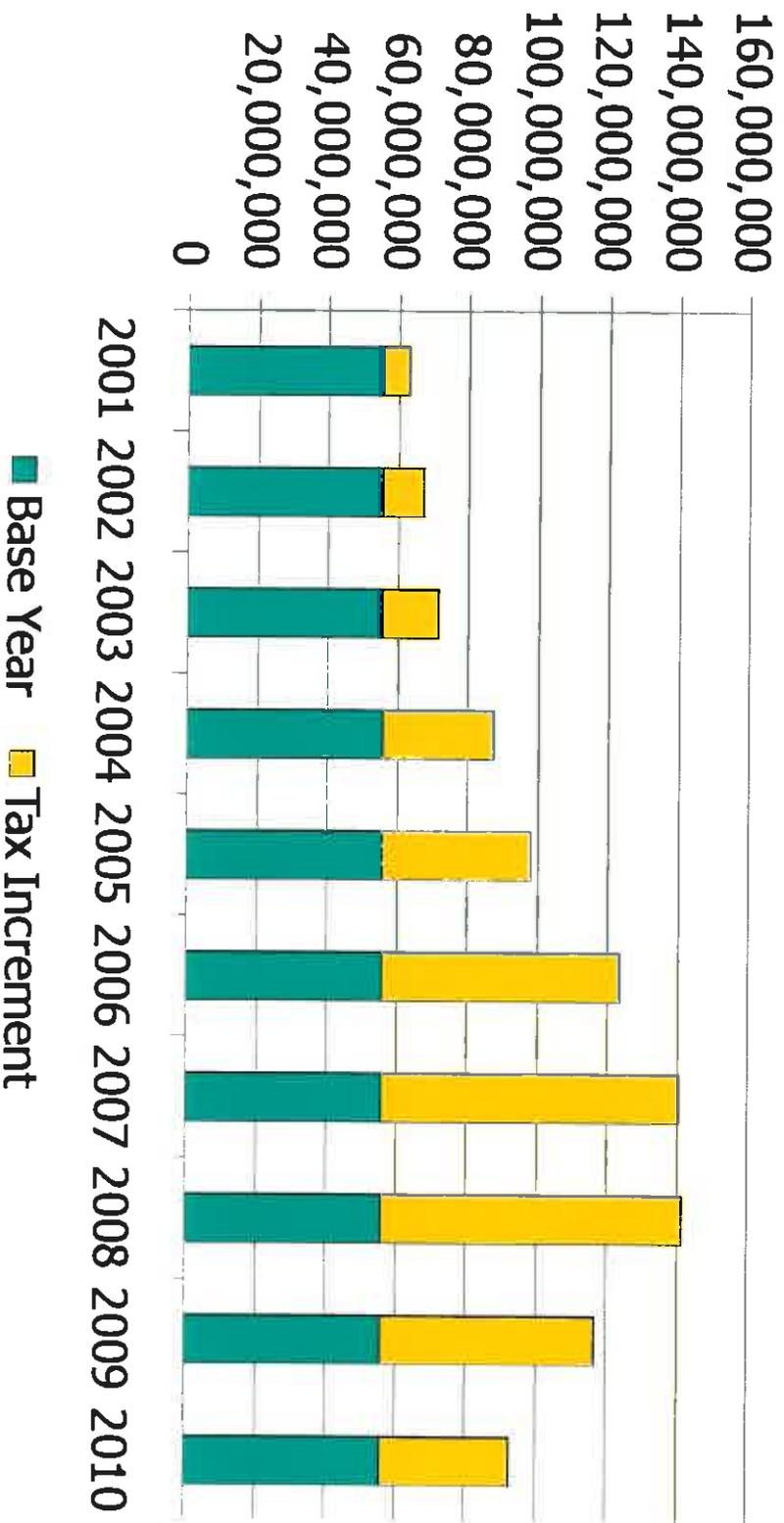
Taxable Values in CRA

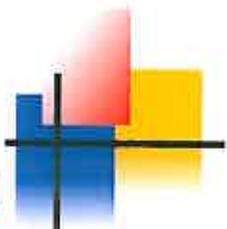
Area Over Last 10 Years





Tax Increment – What is it?





Revenue

■ 2010 Taxable Value	\$ 92,643,094
■ 1999 Base Year Value	<u>\$ 56,070,754</u>
■ Tax Increment	\$ 36,572,340
■ Town Tax Increment Funds	\$ 295,900
■ County Tax Increment Funds	<u>\$ 165,050</u>
■ Total Tax Increment Funds	\$ 460,950
■ Delinquent TIF	<u>\$ 250,000</u>
■ Total TIF Revenue	<u><u>\$ 710,950</u></u>

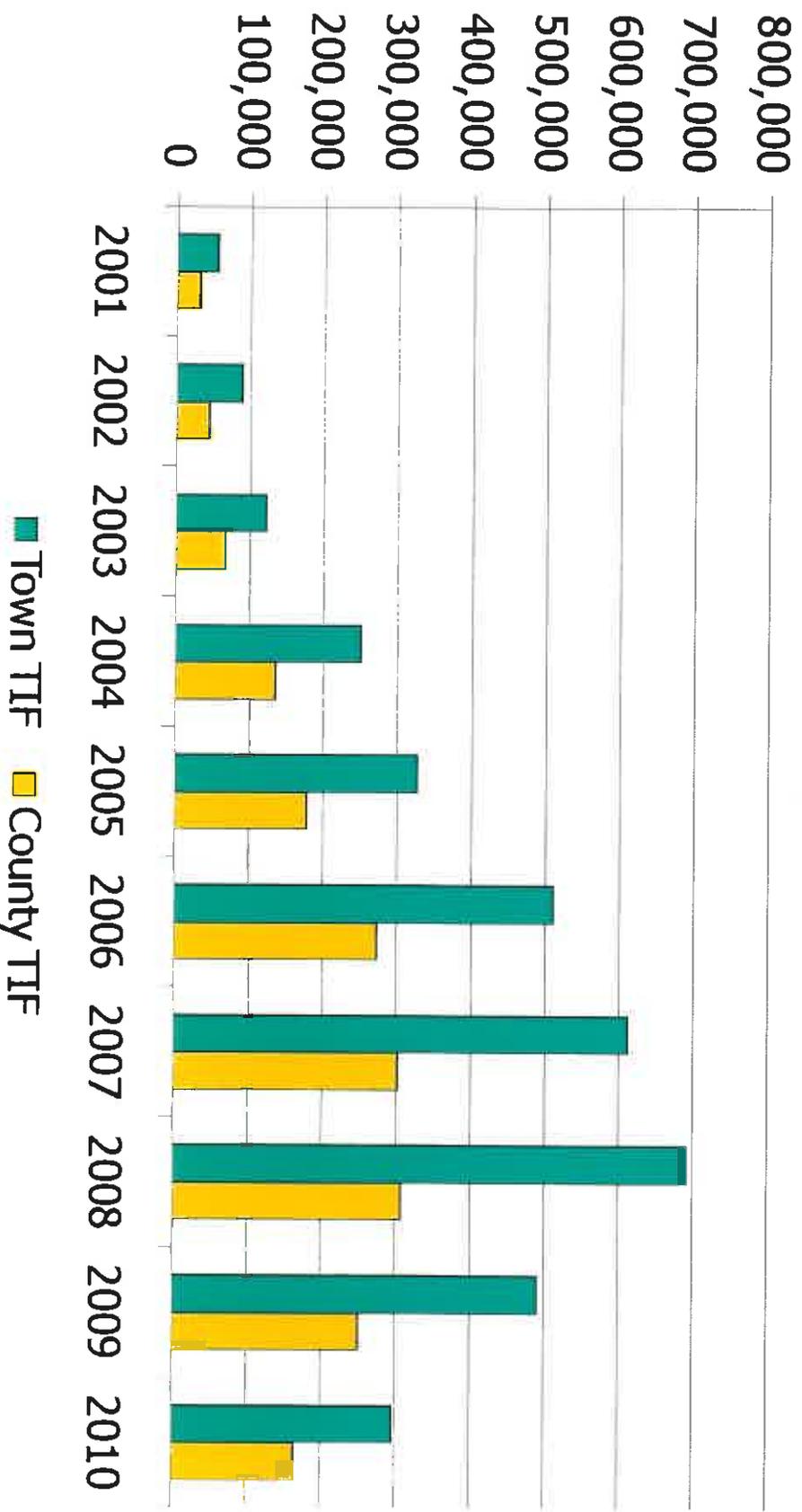


Tax Incremental Funds

FY 2010 vs. FY 2011

TIF	FY 2010	FY 2011	DIFF	% chg.
TOWN	491,600	295,900	(195,700)	-39.7%
COUNTY	250,360	165,050	(85,310)	-34.1%
TOTAL	741,960	460,950	(281,010)	-37.9%

History of Tax Incremental Funds (TIF)





Expenditures



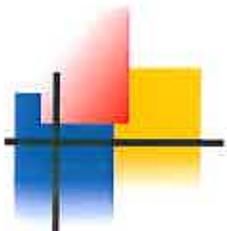
Summary of Expenditures

CRA Proposed Budget	Fiscal Year 2010 / 2011
Salaries & Benefits	340,575
Operating Expenses	707,875
Capital Outlay	-0-
Debt Service	260,900
Total Proposed Budget	1,309,350



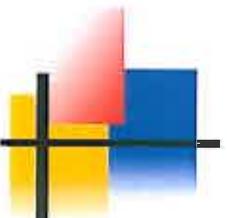
Capital Improvements

NONE



Programs

NONE



Board Member Comments