



**Town of Lake Park
Special Call
Community Redevelopment Agency Meeting
Town Hall Commission Chambers
535 Park Avenue, Florida 33403
Workshop Minutes
Wednesday, July 19, 2006 7:30 p.m.**

The Community Redevelopment Agency met for the purpose of a Special Call CRA Workshop on Wednesday, July 19, 2006 at 7:30 p.m. Present were Chairman Castro, Vice-Chair Daly, Commissioners Balius, Osterman, and Town Clerk Vivian Mendez. Commissioner Carey was absent.

Chairman Castro explained the purpose of the Regular Commission Meeting being scheduled after the Special Call Community Redevelopment Agency Workshop. Chairman Castro explained the purpose of the workshop was to discuss the alleyway improvement from 7th to 10th Street on Park Avenue, and the landscaping plans.

Chairman Castro led the Pledge of Allegiance.
Town Clerk Vivian Mendez performed the Roll Call.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA

None.

Motion: A motion was made by Commissioner Balius to approve the agenda; Vice-Chair Daly made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Balius	X		
Commissioner Carey			Absent
Commissioner Osterman	X		
Vice-Chair Daly	X		
Chairman Castro	X		

Motion passed 4-0.

ITEM FOR DISCUSSION

CRA Alleyway Improvements.

Community Development Director Patrick Sullivan explained the plan for the alleyways improvements along Park Avenue. Patrick Sullivan showed the audience the site map of the

alleyways. Community Development Director Patrick Sullivan stated that included in the improvement plan were the dumpster enclosure, lighting, and landscaping.

Patrick Sullivan explained the proposed improvement for the separation walls, which had not been maintained, as well as what the Town Code states. Community Development Director Patrick Sullivan explained what each property owners would be responsible to contribute to the improvement plan. Two (2) different projects would be conducted. 1) Fixing and rebuilding the separation wall, by the Town Code, any commercial property that abuts a residential district must have a separation wall installed. Multifamily property owners are responsible to contribute 50% of the separation wall equal to their frontage. 2) Improving alleyways that run parallel to Park Avenue.

Community Development Director Patrick Sullivan explained that property owners would be impacted in three (3) ways. 1) Multifamily residential property owners would be responsible for rebuilding the separation wall if the property was in the residential district. 2) Commercial property owners would be responsible to contribute to the cost of rebuilding the wall and 3) Commercial property owners would contribute to the improvements to the alleyways along the property line. The alleyways that are parallel along 10th Street (Northern side of Park Avenue through Northern Drive) would only have the separation wall rebuilt. Repaving would also be done, but it will be budgeted by Public Works. Any wall that was recently build would not be torn down, the property owner could be reimburse for the project.

Community Development Director Patrick Sullivan explained the assessment as follows: Single and two family parcels are exempt.

Multifamily parcels are assessed at half or 50% of the cost of the wall, based on the exact frontage of the wall along the parcel. No alleyway improvements are assessed.

Commercial Parcel that are responsible for the full cost of the abutting parcel are exempt.

Commercial Parcel are assessed for the alleyway improvements based on the percentage of frontage along the alleyway.

Community Development Director Patrick Sullivan explained the budget of the north alleyway, south alleyway, and other alleyways (those that parallel 10th Street). The north alleyway has 395 feet of walls, at \$200.00 a foot, would cost \$79,000.00 to complete the entire wall. The alleyway reconstruction cost would be \$196,00.00, of which \$15,000.00 are for light poles, \$28,000.00 for landscaping, \$25,000.00 for dumpster enclosures, a total of \$265,000.00 for the north alleyway. The south alleyway has 1500 feet of wall, at \$200.00 a foot, would cost \$300,000.00 and the reconstruction cost would be \$585,000.00. Both the north and south alleyway along Park Avenue would cost about \$1.2 million dollars.

The other alleyway, along 10th Street, has 1550 feet of wall, at \$200.00 a foot, would cost \$310,000.00, total cost would be \$1.5 million estimate at this time.

Chairman Castro explained the purpose of the project and a brief history for the residents and business owners. Chairman Castro stated that during the time of the Bond issue the Town was fully aware that the alleyways were in unsatisfactory conditions. The budget did not allow for everything to be completed, so the most important projects were completed. Chairman Castro stated that the major concerns with these areas are loitering, illegal dumping, and crime issues. The overall goal would be to make the area look esthetically better and safer. Chairman Castro explained that in making the improvement it would benefit the property owners of the Town. The assessments are for 30 years at the rate the Town would pay.

Community Development Director Patrick Sullivan explained the assessment of the wall was based on the linear footage of the wall for multifamily and commercial property owners only, single family residential are not assessed. An example of what a property owner would pay was explained as follows:

If a property owner has 10 feet of frontage, it would cost \$1,000.00, which is 50%. If you are a commercial property owner then it would cost \$2,000.00, which is 100%. The average assessment on the wall was \$1,800.00 a year, for the alleyway was \$2,800.00 a year, and if a commercial property owner has both the separation wall and alleyway the proposed total would be \$4,600.00 These totals are based on a 20 year rate of 7%. Some of these parcels would pay more, some would pay less based on the total number of loan years and percentage at the time. The CRA would assist with these costs.

Community Development Director Patrick Sullivan explained the procedure the Town must follow according to State Statues. The Commission would adopt a Resolution outlining how the assessment would be done, then another Public Hearing would take place, the final step includes financing. Chairman Castor explained the process the Town would follow after financing and the bid process. Community Development Director Patrick Sullivan stated that any code citation regarding the wall would be canceled.

Public Comment Opened:

Merilee Tutcik – 623 7th Street – How does the TIF (Taxable Increment Financing) fit into this project? Are there any grants to assist with payment?

Chairman Castro explained that the Taxable Increment Financing (TIF) was not used by the CRA. Chairman Castro explained that the funds collected for the CRA come through an agreement with the Palm Beach County. As property values increase in the CRA district the difference from its original assessment was placed in the CRA Fund to be used on projects, such as those proposed. Chairman Castro stated that these funds would be used to assist in paying for these projects.

Ms. Tutcik asked for clarification of the TIF. Chairman Castro explained that the TIF funds are used for specific project within the CRA District. Interim Town Manager Cindy Sementelli provided an example to assist in the understanding of the TIF to Ms. Tutcik. Cindy Sementelli explained that when a business in the CRA was assessed at \$100,000.00 and the project was assessed at \$150,000.00 the \$50,000.00 would be placed, in part, in the TIF.

Interim Town Manager Cindy Sementelli explained that additional assessed values would increase funding for the CRA district, but it was not a significant amount thus far.

Interim Town Manager Cindy Sementelli stated that grants are available to assist to fund the project.

Christiane Francois – 1301 10th Street - owner of Someplace Restaurant – What material would the wall be built? Expectation of completion date? Chairman Castro stated that the wall would be solid concrete wall on both sides. Since the project would be phased in it was difficult to estimate when the project will be completed. Ms. Francois asked about the median plans for the south end of Northlake Blvd on 10th Street. Commissioner Balius stated that a plan was in place to have those medians fixed.

Chairman Castro stated that there are several other projects that are being addressed in the CRA district.

Merilee Tutcik- 624 7th Street- Were only the property owners notified of the meeting being conducted, not business owners. Chairman Castro stated that the meeting was notified to property owners, since they pay the property tax.

Diane Munroe – Hawthorne Drive – One Park Place would not be required to place a concrete wall behind the property. Community Development Director Patrick Sullivan stated that One Park Place would not be placing a wall behind their property.

Michelle Suiter – 931 W. Ilex Drive – Are there any pictures of what the wall would look like? Recently 50 feet of wall was installed, would the new 75 feet section look similar? Commissioner Osterman stated that the wall would have difference in appearance. Once the existing 50 feet of wall got damaged, the business owner would be required to come into compliance and replace the wall with the same material as the rest of the wall. Ms. Suiter inquired about the paving of the project, was it in the Public Works budget? Community Development Director Patrick Sullivan stated that he was not aware if the paving was in the budget for next year. Chairman Castro stated that it would take some time before the project would get to paving. Ms. Suiter inquired about the drainage situation in the street, where each time it rains the neighborhood floods. The damage from the water is causing the sidewalk to come away from front doors and sidewalks to collapse. Chairman Castro stated that the drainage project would be significantly more than the allotted funds. Chairman Castro directed Public Works Director Joseph Kroll to take a look at the sidewalks mentioned.

Commissioner Osterman inquired about lighting on the wall along Park Avenue. Community Development Director Patrick Sullivan stated that there would be lighting along the wall on Park Avenue.

Ronnie Doby – 910 W. Ilex Drive – On the west side of Mr. Doby's commercial property was a vacant lot, which runs parallel to 10th Street. Would the wall be extended to cover that property? Chairman Castro stated that anyone who purchases that property would be responsible to place a wall to separate from the residential neighborhood. The CRA Board and Community Development Director reviewed the map to better understand the area in which Mr. Doby described to the CRA regarding the vacant property next to his property.

Christiane Francois – 1301 10th Street - Are only the walls being done or would there be landscaping as well? Chairman Castro stated that along Park Avenue it would include the wall, landscaping, dumpster enclosures and lighting. 10th Street would be started after Park Avenue.
Public Comment Closed:

Chairman Castro thanked those property owners that come out and expressed that he would have preferred that more property owners would had attended. Chairman Castro stated that the goal was to begin as soon as possible on the project and asked Community Development Director Patrick Sullivan to explain the process. Patrick Sullivan explained that the CRA board would need to make a recommendation to the Commission through a Resolution to begin the process. Once the Resolution was adopted by the Commission then the project could go out for bid and funding.

ADJOURNMENT

There being no further business to come before the CRA Board and after a motion to adjourn by Commissioner Balius and seconded by Commissioner Osterman, and by unanimous vote, the meeting adjourned at 8:30 p.m.



Mayor Paul Castro



Town Clerk Vivian Mendez

TOWN OF LAKE PARK
(Town Seal)
SEAL

FLORIDA
Approved on this 2 day of August, 2006