

**Town of Lake Park  
Community Redevelopment Agency Meeting  
Town Hall Commission Chambers  
535 Park Avenue, Florida 33403  
Wednesday, January 20, 2010 7:00 p.m.**

The Community Redevelopment Agency met on Wednesday, January 20, 2010 at 7:00 p.m. Present were Chair DuBois, Vice-Chair Carey, Board Members Rumsey, Osterman, Francois, Agency Clerk Vivian Lemley and Executive Director Maria Davis. Board Members Daly and Suiter 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 Vice-Chair Carey to approve the agenda; Board Member Francois made the second.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Daly			Absent
Board Member Rumsey	X		
Board Member Osterman	X		
Vice Chair Carey	X		
Chair DuBois	X		
Board Member Francois	X		
Board Member Suiter			Absent

Motion passed 5-0.

**Consent Agenda**

1. CRA Meeting Minutes of January 6, 2010

**Public Comment Open.**

None

**Public Comment Closed.**

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

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Daly			Absent
Board Member Rumsey	X		
Board Member Osterman	X		
Vice Chair Carey	X		
Chair DuBois	X		
Board Member Francois	X		
Board Member Suiter			Absent

Motion passed 5-0.

## **PUBLIC HEARING**

### **Review and approve CRA Master Plan**

Executive Director Davis gave a status update and a brief history and explanation of the CRA Master Plan. She introduced James Hill and his partner Chris Brown of Civic Design Associates.

Mr. Hill began a PowerPoint presentation titled "Amendments to the Community Redevelopment Agency Plan" (see Exhibit "A"). He gave a history and explanation of the CRA (see page 2 of Exhibit "A"). He reviewed and explained the "CRA Boundary Map" (see page 3 of Exhibit "A"). He reviewed the "CRA's Accomplishments to Date" (see page 4 of Exhibit "A"). He explained the CRA's "Priorities for the Future" (see page 5 of Exhibit "A"). He stated that since Park Avenue was "off the beaten path", they needed to find a way to increase vehicular and foot traffic from Northlake Blvd. to Park Avenue. He gave an outline of the plan (see page 6 of Exhibit "A"). He explained the "Background and Statutory Provisions of the CRA" (see page 7 of Exhibit "A"). He reviewed the "Existing Conditions" of the CRA (see pages 8 through 12 of Exhibit "A"). He gave an analysis of the CRA (see page 13 of Exhibit "A"). He reviewed the "Functional Needs of the CRA" (see page 14 of Exhibit "A"). He discussed the CRA's "Market Conditions and Potential" (see page 15 of Exhibit "A"). He reviewed a list of "Redevelopment Programs" (see page 16 of Exhibit "A"). He discussed the implementation of the CRA's priorities and major projects (see pages 17 through 19 of Exhibit "A"). He discussed the potential for expansion of the CRA (see page 20 of Exhibit "A"). He discussed "Budget Considerations" (see page 21 of Exhibit "A"). He reviewed "Current Budget Items" for the CRA (see page 22 of Exhibit "A").

Board Member Rumsey asked how many years the taxing amount holds for a newly expanded area.

Mr. Brown explained how an expansion takes place. He stated that the old base is joined with the new base and combined into one trust fund. He stated that he and Mr. Hill advised another city to wait one more year before doing their expansion because there would be a drop in their assessments. He explained that it would be best to wait for the assessments to drop to their lowest before expanding.

Discussion ensued between Mr. Brown and the Board regarding the Amendments to the CRA Plan.

Board Member Rumsey stated that the Town had a building on Park Avenue that was in need of Historic Preservation. He asked if the Town could work in partnership with the present owner to obtain grant money for the building.

Mr. Brown stated that if the Town did not own the property, it could not obtain grant money from Tallahassee. He recommended purchasing the building in order to get state funding.

Board Member Rumsey asked how long it would be before the Town could use the proposed green space.

Mr. Brown explained the benefits of having a green space in the Downtown District and stated that the 900 block could be utilized as a future green space.

Board Member Rumsey asked Mr. Brown what he thought of having an artist colony on Park Avenue.

Mr. Brown stated that an artist colony was a fantastic idea. He explained the benefits of the Town keeping its industrial space.

Board Member Rumsey asked what percentage of the warehouses in the Downtown District were vacant.

Community Development Director Patrick Sullivan stated that he was not aware of any warehouses that were completely vacant.

Board Member Rumsey spoke about a place in Atlanta, Georgia called Kingplow which was an old district of warehouses and factories that had become abandoned. He stated that a developer went in and redeveloped the property into an artist colony. He stated that it was an amazing place and suggested that the Board look into doing the same for the warehouses in the Downtown District. He asked if there were green building grants available and stated that it would be an ideal opportunity for the expansion of the ball field and a new community center.

Executive Director Davis stated that the Town has been applying to Florida Communities Trust for the last two years. The Town has identified 14 properties that would be eligible for those grants. She stated that the plan was to acquire those 14 properties, expand the green space and apply for grants for a community center. She stated that Grants Writer Virginia Martin was helping the Town obtain those grants.

Grants Writer Virginia Martin explained that the Florida Communities Trust funding was not available that year. She explained that once the Town has the land then it can apply for grants from organizations such as the Kresky Foundation to do the planning for the buildings. She stated that they were looking into building green buildings that could be models for the entire area.

Board Member Rumsey explained the benefits of having green buildings. He asked if there was grant money to secure the land.

Grants Writer Virginia Martin stated that the Florida Communities Trust would purchase the land and there was no match required for the grant. She stated that the property owners had already been notified.

Executive Director Davis stated that there was an overwhelming positive response from property owners who were willing to sell their properties.

Board Member Rumsey asked if there would be grant money to build the Community Center as well.

Grants Writer Virginia Martin explained that there would be USDA grant money available for community facilities and there was also Department of Energy money available for a green building. There were a number of sources available wherein a package could be assembled and no local dollars would be spent.

Board Member Rumsey asked if the project would cost approximately 4 to 5 million dollars.

Grants Writer Virginia Martin stated that the project would cost at least 4 to 5 million dollars.

Board Member Rumsey asked if the project would be mostly covered by grant money.

Grants Writer Virginia Martin stated that yes it would.

Board Member Francois asked if Mr. Brown would recommend buying green space.

Mr. Brown stated that it would be beneficial for the Town to purchase green space and he explained the reasons why.

Discussion ensued between Mr. Brown and the Board regarding green space in the Town.

### **CRA BOARD MEMBER COMMENTS**

**Board Member Francois** stated that she wished that the CRA Plan could come sooner.

**Board Member Osterman** stated that a resident called her regarding the chimes in the clock tower. She stated that the call was in regards to the volume and the frequency. The resident stated that she had spoken to staff about her concerns and the concerns have been addressed but then revert back to the previous settings. She stated the chimes were a positive thing but the

Town needed to listen to the concerns of its residents. She recommended finding a middle ground.

**Chair DuBois** asked Executive Director Davis to explain the history behind the clock tower.

**Executive Director Davis** explained that the clock tower had not been working for approximately 6 years. The chimes were repaired and a program was installed to play music every 15 minutes. The complaint came in from only one resident who lives two blocks away from the tower. She stated that she tried to work with the resident. She stated that they reduced the number of times the songs came on to two times per hour and the volume had been turned down. She stated that the system had gone down for several months and then was again repaired. She stated that the resident may have gotten used to the quiet and they complained once the music began playing again.

**Board Member Osterman** stated that the resident had informed her that there were other residents who were complaining but were afraid to call. She stated that the Town needed to find a balance.

Discussion ensued between the Board regarding options to reduce the songs and chimes on the clock tower.

**Board Member Rumsey** recommended playing one song per hour and chimes three times per hour on the clock tower.

**Executive Director Davis** stated that she would reduce the clock tower's songs to one per hour and chimes to three times per hour.

**Board Member Daly**  
Absent

**Chair DuBois**  
None

**Vice-Chair Carey**  
None

**Board Member Rumsey**  
None

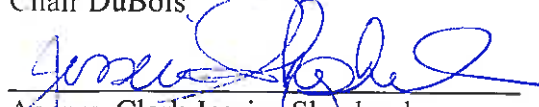
**Board Member Suiter**  
Absent


**Executive Director Davis** stated that the art studio was moving along very nicely.

**ADJOURNMENT**

There being no further business to come before the CRA Board and after a motion to adjourn by Vice-Chair Carey and seconded by Board Member Francois, and by unanimous vote, the meeting adjourned at 8:10 p.m.

  
Chair DuBois

  
Agency Clerk Jessica Shepherd

  
Agency Clerk Vivian Lemley



FLORIDA  
Approved on this 17 day of March, 2010