

Minutes
Town of Lake Park, Florida
Community Redevelopment Agency Board Meeting
Wednesday, November 3, 2010, 7:00 p.m.
Town Commission Chamber, 535 Park Avenue

The Community Redevelopment Agency Board met on Wednesday, November 3, 2010 at 7:00 p.m. Present were Chair Desca DuBois, Vice-Chair Patricia Osterman, Board Members Kendall Rumsey, Jeanine Longtin, Christiane Francois, Leila Kidd-McCann, Executive Director Maria Davis, and Agency Clerk Vivian Lemley. Board Member Steven Hockman was absent.

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

ADDITIONS/DELETIONS/APPROVAL OF AGENDA

None.

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

Vote on Motion:

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

Motion passed 6-0

General Approval of Item

- 1. Cancellation of Previously Approved Loans and Grants to Dockside Café and Kelsey Market for Failure to Move Forward in a Timely Manner**

Public Comment Open.

None

Public Comment Closed.

Chair DuBois explained the reason for the item.

Board Member McCann stated that she thought that the grants and loans were a great concept but if the recipients were not going to proceed with their plans then the funds should not be given to them.

Chair DuBois stated that one of her concerns was for the Board to work out a timeline next time a loan or grant is awarded.

Board Member Longtin stated that she wanted to clarify that there was no one present from either Dockside Grille or Kelsey Market to speak on their behalf. She stated that she assumed that they were invited to the meeting.

Executive Director Davis explained that the owner of Kelsey Market was invited with a hand delivered letter and a certified letter. She explained that Dockside Grille came to the Town and requested to pull out.

Board Member Rumsey recommended having a 90 day timetable on any future loans and grants. He stated that he was wholeheartedly in favor of rescinding both loans.

Executive Director Davis stated that staff felt that 90 days would be too reasonable. She stated that there was a new loan application to be approved that night and staff had imposed tighter guidelines.

Board Member Rumsey stated that he didn't expect work to be completed in 90 days but to see some progress in moving forward within 90 days.

Motion: A motion was made by Board Member Rumsey to rescind the previously approved loans and grants to Dockside Grille and Kelsey Market for their failure to move forward; Vice-Chair Osterman made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Steven Hockman			Absent
Board Member Christiane Francois	X		
Board Member Jeanine Longtin	X		
Board Member Kendall Rumsey	X		
Board Member			

Leila McCann	X		
Vice-Chair			
Patricia Osterman	X		
Chair			
Desca DuBois	X		

Motion passed 6-0

CRA Business Loan in the Amount of \$75,000 to Julie LeTach for the Construction of the Hot Pot Restaurant at 822 Park Avenue

Public Comment Open.

None

Public Comment Closed.

Executive Director Davis explained and presented the drawings for Ms. LeTach's proposed restaurant (see Exhibit "A"). She stated that the restaurant would be built in an existing storefront that Ms. LeTach owns. She was in the process of gutting the storefront and has hired a Lake Park contractor and architect and already has a permit. She stated that Ms. LeTach was planning on outside dining and has already gotten her Health Department certification. Ms. LeTach was requesting a \$50,000 loan and a \$25,000 grant. The storefront would be used as collateral which Ms. LeTach owns outright.

Chair DuBois asked Executive Director Davis to explain to the residents where the restaurant would be located.

Executive Director Davis explained that the restaurant would be over 2500 square front and located on the east side of Saigon Market on Park Avenue and will be a Vietnamese restaurant.

Board Member Rumsey asked what the seating would be outside.

Ms. LeTach stated that right now she did not have plans for outside seating because she wanted to finish the inside first. She stated that there would be approximately 20 seats outside.

Board Member Rumsey asked if Ms. LeTach if alcohol would be served at the restaurant and if she would be applying for a liquor license.

Ms. LeTach stated that alcohol would be served but she has not yet applied for her liquor license.

Board Member McCann stated that she shopped at Saigon Market and thought it was a great idea to have a Vietnamese restaurant next door. She stated that it would bring diversity to the Town of Lake Park.

Executive Director Davis stated that Ms. LeTach had explained to her that with the activity she was seeing taking place on Park Avenue she wanted to get in on the ground floor.

Vice-Chair Osterman stated that she thought it was a great idea and people come from all over to Saigon Market and she knows they will also come from all over to the restaurant for the food.

Board Member Francois stated that she thought it was a great idea and that Ms. LeTach should be able to open the restaurant in February.

Board Member Longtin stated that the paperwork reflected that the entire amount of \$75,000 would be a loan not a grant.

Executive Director Davis apologized and explained that the word grant should not have been on the Agenda Request Form and the entire amount of \$75,000 would be a loan.

Board Member Longtin questioned the total salary/wages listed on the paperwork for the seven employees that Ms. LeTach would have working at her restaurant. She stated that the total of \$65,000 in three years.

Executive Director Davis explained that the employees would be servers and the difference in wage would be made in tips and some of those servers would be part-time.

Board Member Longtin stated that Schedule C's on the tax returns were not submitted. She stated that she would have liked to have seen the Schedule C's. She asked what staff does with the reference lists that were provided.

Executive Director Davis stated that references are contacted.

CRA Economic Director Jennifer Spicer stated that all of the references were checked as well as Ms. LeTach's business licenses and she does not owe anything on her building and there was no negative feedback.

Board Member Longtin stated that she would like to have the notes on those reference checks for future reference. She asked when Ms. LeTach first applied for the loan.

Executive Director Davis stated that the application was dated July 27, 2010 but that she knew for a fact that Ms. LeTach approached staff many months ago.

Board Member Longtin stated that she would have liked to have seen a lease agreement. She stated that a lot of the information submitted was very outdated. She requested that any information submitted in the future be current. She stated that the Board did not receive a copy of the plans for Ms. LeTach's build out. She expressed her concerns with the paperwork and business plan. She commended staff for going further in obtaining more paperwork than previously.

Motion: A motion was made by Board Member McCann to approve the CRA Business Loan in the Amount of \$75,000 to Julie LeTach for the Construction of the Hot Pot Restaurant at 822 Park Avenue; Board Member Rumsey made the second.

Vote on Motion:

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

Motion passed 6-0

DISCUSSION & POSSIBLE ACTION

Grant/Loan Funds Re-Allocation

Executive Director Davis explained the reason for the discussion item. She stated that with the rescinding of the loans and grants to Dockside Grille and Kelsey Market she would make recommendations on what to do with those funds. She stated that the first recommendation was the \$75,000 loan to Ms. LeTach for the Hot Pot Restaurant. She recommended allocating some of the funds toward the community garden property to turn into more of a park environment by adding sod and irrigation and taking down the fence around the perimeter of the property.

Chair DuBois stated that she thought it was a good idea as long as it would not be a problem to convert that area back to parking space, which was originally planned, when needed.

Executive Director Davis stated that staff also recommended awarding a grant to Mos' Art Theatre in the amount of \$3,458 for signage. She stated that CRA Economic Developer Jennifer Spicer recruited a potential restaurant owner who was asking for a \$10,000 loan. The total recommendation amount would be approximately \$128,000 which leaves another \$31,000 for future incentives if the board so chooses.

Board Member Rumsey asked if the \$10,000 loan would be given only if the restaurant owner takes the space.

Executive Director Davis stated that she believed that the restaurant owner signed a lease that day.

Board Member Rumsey stated that he was all in favor of the Mos' Art sign, the restaurant loan and Ms. LeTach's loan for the Hot Pot Restaurant. He stated that his issue with the park recommendation was that there was still an alleyway that needed to be improved. He asked if there were any funds to improve that alleyway.

Executive Director Davis stated that there were certainly funds for that alleyway and she would bring that item back to a Regular Commission Meeting. She explained that there were not any CRA funds for the alleyway but there were funds available through money set aside for storm water funds.

Board Member Rumsey asked if the community garden has already moved into the space that was intended for parking space and if so would those garden plots be moved or eliminated.

Executive Director Davis stated that she had not gotten that far and would need to sit down with the gardeners to discuss the situation.

Board Member Rumsey stated that he would rather keep the \$40,000 and then would have \$71,000 to spend on a bigger project if needed in the future. He recommended to the board saving the \$40,000 from using it toward a park environment at the community garden and just spend the \$75,000, \$3,458 and \$10,000.

Chair DuBois explained that with the economy the way it is it would be a better idea to allocate those funds toward business development.

Discussion ensued between the board members regarding the best way to allocate the rescinded grant money.

Board Member Longtin asked what restaurant was requesting the \$10,000 business loan was.

Executive Director Davis stated that the name was Appleseed Café but the owner wants to change the name before he applies for a loan. She stated that it would be a breakfast, lunch, and dinner café style restaurant.

Board Member Longtin asked why they were not having the owner of Appleseed Café file paperwork and go for the process for the loan.

Executive Director Davis explained that she was giving a conceptual idea for how to spend the rescinded money and the owner of Appleseed Café was not ready to apply yet but when he does it would go through the normal process.

Board Member Longtin stated that she agreed with giving Mos' Art Theatre the \$3,458 as well as the possible \$10,000 to the Appleseed Café applicant. She agreed with the other

board members to not utilize the \$40,000 to turn the community garden parking space into a park environment.

Board Member Comments

Board Member Francois stated that she was asked by Dale Carter a promoter of Mos'Art Theatre to ask residents to support the Mos'Art Theatre more. She announced that Natalie Jackson would be performing on November 4, 2010 and the tickets were only \$8.

Board Member Rumsey

None

Board Member Longtin

None

Vice-Chair Osterman

None

Board Member McCann

None


Chair DuBois stated that she thought new businesses coming to the CRA was a really good thing.

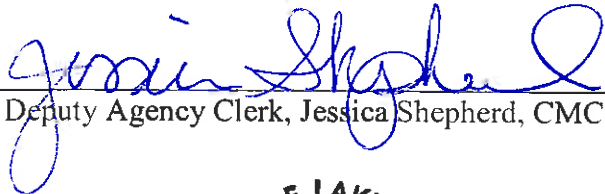
Executive Director Davis announced that on November 13, 2010 there will be an Art Opening at the Art Gallery on Park Avenue and would be featuring Ceramist Damien Divine. Additionally on Saturday, November 13, 2010 there will be a Seafood Festival on Park Avenue from noon to 5 p.m. She welcomed everyone to come down and enjoy a nice afternoon of food and entertainment.

Board Member Longtin stated that the Library will be having their book sale on November 13th as well from 9 a.m. to 1 p.m. She encouraged everyone to come down and enjoy a whole day of festivities in the Town.

ADJOURNMENT

There being no further business to come before the Board and after a motion to adjourn by Board Member Rumsey and seconded by Vice-Chair Osterman, and by unanimous vote, the meeting adjourned at 7:38 p.m.


Chair Desca DuBois


Deputy Agency Clerk, Jessica Shepherd, CMC

Town Seal 

Approved on this 1st of December, 2010