

Minutes
Town of Lake Park, Florida
Community Redevelopment Agency
Board Meeting
Wednesday, September 6, 2017, 6:30 p.m.
Town Commission Chamber, 535 Park Avenue

The Community Redevelopment Agency Board met for a regular meeting on Wednesday, September 6, 2017 at 6:30 p.m. Present were Chair Michael O’Rourke, Board Members Rhonda “Jo” Brockman, Christine Francois, and Roger Michaud, Executive Director John D’Agostino, and Agency Clerk Vivian Mendez. Vice-Chair Kimberly Glas-Castro, Board Members Erin Flaherty, Anne Lynch and Agency Attorney Thomas Baird were absent.

Agency Clerk Mendez performed the roll call and Chair O’Rourke led the pledge of allegiance.

Special Presentation/Report:

None

Public Comment:

None

Consent Agenda:

1. Special Call CRA Board Meeting Minutes of August 2, 2017

Motion: Board Member Michaud moved to approve the consent agenda; Board Member Brockman seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Erin Flaherty			Absent
Board Member Christiane Francois	X		
Board Member Roger Michaud	X		
Board Member Anne Lynch			Absent
Board Member Rhonda “Jo” Brockman	X		
Vice-Chair Kimberly Glas-Castro			Absent
Chair Michael O’Rourke	X		

Motion passed 4-0.

NEW BUSINESS:

2. Resolution No. 65-09-17 Authorizing and Directing the Executive Director to Obtain Property and Casualty Insurance Coverage through the Preferred

Government Insurance Trust for the Community Redevelopment Agency for Fiscal Year 2018.

Executive Director D’Agostino explained the item (see Exhibit “A”).

Motion: Board Member Michaud moved to adopt Resolution No. 65-09-17; Board Member Francois seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Erin Flaherty			Absent
Board Member Christiane Francois	X		
Board Member Roger Michaud	X		
Board Member Anne Lynch			Absent
Board Member Rhonda “Jo” Brockman	X		
Vice-Chair Kimberly Glas-Castro			Absent
Chair Michael O’Rourke	X		

Motion passed 4-0.

EXECUTIVE DIRECTOR REPORT:

Executive Director D’Agostino: announced that there was an error regarding the incentive package for Dedicated IT. He explained that his previous report included information specific to years 1 through 3; but did not include information specific to years 4 and 5. He explained that the annual incentive package for years 4 and 5 would be \$50,000.00. He announced that Dedicated IT had invested \$1.2 million for the acquisition and rehabilitation of the property located at 754 Park Avenue. He announced that new businesses would develop within the CRA as a result of the rehabilitation of 754 Park Avenue. He announced that the owner of the property located at 801 Park Avenue has lowered his asking price from \$6.9 million to \$5.9 million. He announced that the Town of Lake Park had received the Designation of Hippest Community to Live-In. He announced that the property located at 918 Park Avenue was sold.

BOARD MEMBERS COMMENTS:

Board Member Francois hoped that everyone would remain safe during Hurricane Irma.

Board Member Brockman asked Executive Director D’Agostino for clarification regarding the historic preservation of the property located at 918 Park Avenue. She suggested that lack of preservation may prohibit future plans for 918 Park Avenue. Executive Director D’Agostino explained that there was an issue with regard to the illegal addition to the rear of the building. He explained that the concern was whether or not the owner needed to use the illegal addition. He explained that the necessary proceedings would ensue as a result of the owners intended use of the building. Board Member Brockman asked Executive Director D’Agostino for clarification regarding the

Mediterranean Façade. Executive Director D'Agostino explained that the Mediterranean Façade requirements are included in the CRA Master Plan. Board Member Brockman asked if the CRA had designated that all properties within the CRA Downtown District have a Mediterranean type Façade. Executive Director D'Agostino explained that the Mediterranean Façade was one of many required facades in the Downtown area. He explained that there were several variations of the façade as well as different aspects of the facade. He explained that as new businesses come to the Town, tax dollars are allocated to fund façade improvements. Board Member Brockman asked Executive Director D'Agostino who was responsible for the landscaping maintenance of the property located at 801 Park Avenue. Executive Director D'Agostino explained that Community Development and Code Enforcement would issue sanctions.

Board Member Lynch was absent.

Board Member Flaherty was absent.

Board Member Michaud announced that he also hoped that everyone would remain safe during Hurricane Irma.

Vice-Chair Glas-Castro was absent.

Chair O'Rourke announced that Sister Hazel would perform at Kelsey Theatre on December 29, 2017. He announced that the Back Alley Arts Festival would be held on December 30, 2017 and that the Neverglades Band would perform. Board Member Brockman added that Food Trucks would be present at the Back Alley Arts Festival. Chair O'Rourke explained that he would like for more festivals to take place in the Town of Lake Park. He explained that he would like for additional parking for businesses within the CRA. Executive Director D'Agostino explained that the CRA was in the process of exploring an economic grant incentive opportunity for additional parking.

REQUEST FOR FUTURE AGENDA ITEMS:

Chair O'Rourke announced that the Town Commission would review Ordinances related to the Park Avenue Downtown District. Executive Director D'Agostino explained that business owners and residents would be made aware of the proceedings and that he hoped they would become involved in the process. Chair O'Rourke asked Executive Director D'Agostino if there had been discussions regarding the possible expansion of the Park Avenue Downtown District. Executive Director D'Agostino explained that the possible expansion of the CRA could be assessed from a workforce housing perspective. Chair O'Rourke announced that he had become a Board Member of Palm Beach County Sustainable Housing and that he hoped his membership would be beneficial to the Town of Lake Park.

ADJOURNMENT

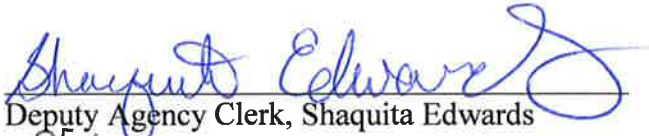
There being no further business to come before the CRA Board and after a motion to adjourn by Board Member Brockman and seconded by Board Member Michaud, and by unanimous vote, the meeting adjourned at 7:03 p.m.



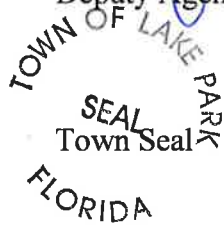
Chair, Michael O'Rourke



Agency Clerk, Vivian Mendez, CMC



Deputy Agency Clerk, Shaquita Edwards



Approved on this 20 of December, 2017

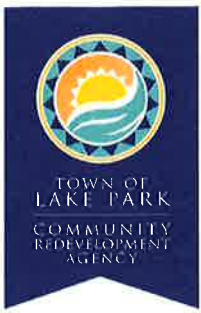


Exhibit "A"

CRA
Agenda Request Form

Meeting Date: September 6, 2017

Agenda Item No. Tab 2

Agenda Title: Resolution Authorizing and Directing the Executive Director to Obtain Property and Casualty Insurance Coverage from the Preferred Governmental Insurance Trust for the Community Redevelopment Agency for Fiscal Year 2018

- Consent Agenda
- Discussion/Possible Action
- Presentation
- Resolution
- Other – New Business

Approved by Executive Director: [Signature] Date: 8-4-17

Name/Title HUMAN RESOURCES DIRECTOR

Originating Department: Human Resources	Costs: \$8,308.00 Funding Source: Acct. # 110-55-552-520-45000 <input type="checkbox"/> Finance <u>[Signature]</u>	Attachments: Copy of Gehring Group Community Redevelopment Agency Property, Casualty and Workers' Compensation 2017/2018 Program Evaluation
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Summary Explanation/Background:

Fiscal Year 2017 is the seventh full year for which the Community Redevelopment Agency (CRA) has had in place property and casualty liability insurance coverage consisting of Property, Inland Marine, General Liability, and Public Officials Errors and Omissions/Employment Practices Liability insurance. The carrier for such insurance for Fiscal Year 2017 is the Preferred Governmental Insurance Trust (PGIT), which was implemented on October 1, 2015 with a 24-month rate guarantee. Such rates will expire on September 30, 2017.

At the request of staff, Gehring Group released bids to the insurance marketplace, and as a result received quotes for such coverage from the Florida Municipal Insurance Trust (FMIT) and from PGIT.

While PGIT quoted a 0.3 percent decrease over the current coverage, the liability limits for property and inland marine will increase from \$299,000 to \$304,500 due to the updated appraisal of the Town's properties which showed an increase in the appraised value of the property known as the Art on Park Gallery Building, located at 800 Park Avenue, which the CRA owns. Florida Municipal Insurance Trust quoted a 7.68 increase over the current coverage.

Based upon staff's review of the evaluation provided by Gehring Group, it recommends that property and casualty insurance for the CRA for Fiscal Year 2018 (commencing October 1, 2017) be renewed with PGIT, and recommends approval of this Resolution.

Recommended Motion: I move to adopt Resolution 65-09 -17.

RESOLUTION NO. 65-09-17

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK AUTHORIZING THE EXECUTIVE DIRECTOR TO OBTAIN FOR FISCAL YEAR 2018 PROPERTY AND CASUALTY INSURANCE COVERAGE THROUGH THE PREFERRED GOVERNMENTAL INSURANCE TRUST; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Commission of the Town of Lake Park has previously created a Community Redevelopment Agency (CRA) pursuant to Section 163.356, Florida Statutes; and

WHEREAS, the Lake Park CRA has all of the statutory powers conferred upon it by Section 163.370, Florida Statutes; and

WHEREAS, the Lake Park CRA has determined that it is in the best interest of the CRA to provide for property and casualty insurance coverage for the CRA for Fiscal Year 2018 consisting of Property, Inland Marine, General Liability, and Public Officials Errors and Omissions/Employment Practices Liability insurance; and

WHEREAS, the Lake Park CRA has reviewed the Community Redevelopment Agency quote provided by the Preferred Governmental Insurance Trust as set forth in the Town of Lake Park Community Redevelopment Agency Property, Casualty and Workers' Compensation 2017/2018 Program Evaluation presented by Gehring Group, a copy of which is attached hereto and incorporated herein as **Exhibit "A"**, for the provision of property and casualty insurance coverage through the Preferred Governmental Insurance Trust; and

WHEREAS, the Lake Park CRA has directed that adequate funds be allocated for such coverage in Fiscal Year 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA AS FOLLOWS:

Section 1. The whereas clauses are incorporated herein as true and correct and are hereby made a specific part of this Resolution.

Section 2. The Lake Park CRA hereby authorizes and directs the Executive Director to obtain for Fiscal Year 2018 property and casualty insurance coverage through the Preferred Governmental Insurance Trust for the Lake Park CRA as outlined in the attached **Exhibit A**.

Section 3. This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by Board Member Michaud who moved its adoption. The motion was seconded by Board Member Francois and upon being put to a roll call vote, the vote was as follows:


	AYE	NAY
CHAIR MICHAEL O'ROURKE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VICE-CHAIR KIMBERLY GLAS-CASTRO	<u>Absent</u>	<input type="checkbox"/>
BOARD MEMBER ERIN FLAHERTY	<u>Absent</u>	<input type="checkbox"/>
BOARD MEMBER ANNE LYNCH	<u>Absent</u>	<input type="checkbox"/>
BOARD MEMBER ROGER MICHAUD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BOARD MEMBER CHRISTIANE FRANCOIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BOARD MEMBER RHONDA "JO" BROCKMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Community Redevelopment Agency thereupon declared the foregoing Resolution NO. 65-09-17 duly passed and adopted this 6th day of September, 2017.

TOWN OF LAKE PARK, FLORIDA

BY: 
MICHAEL O'ROURKE
CHAIR

ATTEST:


VIVIAN MENDEZ
AGENCY CLERK
TOWN OF LAKE PARK
SEAL
(TOWN SEAL)
FLORIDA

Approved as to form and legal sufficiency:

BY: _____
THOMAS J. BAIRD
AGENCY ATTORNEY

EXHIBIT A

**Town of Lake Park - Community Redevelopment Agency
Property & Casualty and Workers' Compensation
2017/2018 Program Evaluation**



Coverage Type	Preferred Governmental Insurance Trust 2016/2017			Preferred Governmental Insurance Trust 2017/2018			Florida Municipal Insurance Trust 2017/2018		
	Deductible	Liability Limits	Premium	Deductible	Liability Limits	Premium	Deductible	Liability Limit	Premium
Property , Inland Marine	\$ 2,500	\$ 299,000	\$ 1,829	\$ 2,500	\$ 304,500	\$ 1,808	\$ 2,500	\$ 298,000	\$ 2,329
General Liability	\$ -	\$ 2,000,000	\$ 3,500	\$ -	\$ 2,000,000	\$ 3,500	\$ -	\$ 2,000,000	\$ 5,200
Public Officials Errors and Omissions/ Employment Practices Liability	\$ -	\$ 2,000,000	\$ 3,000	\$ -	\$ 2,000,000	\$ 3,000	\$ -	\$ 2,000,000	\$ 625
Company Service Fee:									\$ 815
Total Annual Premium:			\$ 8,329			\$ 8,308			\$ 8,969
\$ Increase or Decrease:			N/A			\$ (21.00)			\$ 640
% Increase or Decrease:			N/A			-0.3%			7.68%