

## **MINUTES**

### **COMMUNITY REDEVELOPMENT AGENCY (CRA)**

**May 29, 2002 - 7:30 P.M.**

**535 Park Avenue**

Mayor Castro called the meeting to order at 7:30 p.m. The following were present; Mayor Castro, Vice Mayor Balius, Commissioner Garretson, Commissioner Longtin, Commissioner Otterson, Jerry Foland, and Patricia Plasket. Also present were Town Manager Jason Nunemaker, Town Clerk Carol Simpkins, Town Attorney Betty Resch.

Mayor Castro led the pledge of allegiance.

Mayor Castro added Comments to the agenda.

**MOTION: Vice Mayor Balius made a motion to approve the agenda as amended. The motion was seconded by Commissioner Otterson and passed 7-0.**

### **ALLEYWAYS**

Town Manager Jason Nunemaker explained that the property owners have expressed interest in paying for a chainlink fence with bougainvillea planted along it. Before this can be done a moratorium would have to be passed because the Town has an ordinance that does not allow the chainlink fence. This would be a pilot project. He explained that this would be moving ahead in the fastest way possible with the least expense.

Board discussion followed. They expressed concern over who would take of the plants, the type of chainlink fence to be used, the cost of taking down the chainlink and replacing with a wall if needed later on, and the time required for full growth of the plants.

The Board would like to have at least three gallon bougainvilleas planted. The Mayor would like a hold harmless agreement. There was concern over control of the color scheme. It was suggested that the PADD Ordinance be changed to control the color scheme. Staff was requested to look into ornamental aluminum poles for fencing.

The following addressed the Board: Felicia Bryer, warehouse owner on North Killian, Judy Fenn, 800 block of Park Avenue.

Vice Mayor Balius stated concern over the cost to the businesses if the fence has to be taken out and replaced with a wall at a later date.

**Motion:** Commissioner Garretson made a motion to accept the prototype wall with modifications and clarifications in color, material, and planting uniformity and consistency with a moratorium of one year. Seconded by Commissioner Otterson.

Town Attorney Betty Resch stated that when the building permit is issued there will be an agreement that the business owners will have to sign that states if the Town decides to put in a wall that they will have to take down the fence.

Vote on motion

Board Member	YES	NO	OTHER
Mayor Castro	X		
Vice Mayor Balius		X	
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Board Member Foland	X		
Board Member Plasket	X		

Motion passed 6 to 1

The Mayor stated the material (ornamental verses chainlink) needs to come back to the Board.

**ROSITA'S**

Jason Nunemaker, Town Manager explained the problem with the parking lot.

Board discussion followed concerning changing the parking lot of a private property parking lot. It was expressed that since the Town will be selling the property the new owner should make the decision on what to do with it.

The following persons addressed the Board: Vanessa Robertson, Beauty Shop owner.

The public stated that there is always fighting over parking spaces.

The Town Manager explained that the CRA is to improve property in a blighted area. This means improvements to private property.

Mayor Castro stated that he feels that the matter needs to be deferred to find out what the property owners feel about cross access and cross parking.

**Motion:** Commissioner Garretson made a motion to defer the Rosita matter. Seconded by Vice Mayor Balius.

Vote on motion

Board Member	YES	NO	OTHER
Mayor Castro	X		
Vice Mayor Balius	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Board Member Foland	X		
Board Member Plasket	X		

Motion passed 7 to 0

## FESTIVALS

Commissioner Garretson stated that he is against all festivals.

Mayor Castro asked about the Summer Flea Market.

Commissioner Garretson stated that during the summer it rains everyday between 4 and 6 PM.

The following members of the public addressed the Board: Faith Rolls, Costume Connections, Helga Watamake, Park Avenue Tailor.

They would like to put on a small October Festival. Also a Kids Art Festival was brought up and a fashion show.

The Town Manager stated that staff could bring back the cost of the October Festival at a later date.

The CRA decided to have a Saturday Morning Flea Market on July 27, 2002.

### **MAILER FOR DISTRICT**

Jason Nunemaker stated that he was going to have the Executive Director, Jeff Foris, from Margate CRA give a presentation to the CRA in the future.

He is also going to bring promotional material for the CRA to review in the future.

### **McPHEARSON'S SERIOUS BBQ**

Town Manager Jason Nunemaker explained that the application was for \$12,000 from the CRA fund.

Mayor Castro felt that the open air BBQ would not go with Park Avenue.

Commissioner Garretson did not feel comfortable with giving them a grant for \$12,000.

Bob Huffman explained the business plan.

Board member Foland stressed that he does not see any staying power in the plan and that the projected earning statement for the first year only gives the owners \$20,000 a year income. This means that the staff would be making more than the owners. He also feels that the start up cost have been under estimated. He also questioned the creation of only two full time jobs and only the possibility of expanding to ten full time jobs. There is also a large overhead that the business does not have now.

Board member Plasket expressed concern with the sixty day closing clause if the new landlord would want them out.

Commissioner Longtin would like to put a hold on everything until the new owner of the property takes over.

Mayor Castro was concerned with the amount of space that will be needed in the back room and also the limited seating area. He also does not want to see a business shuttered at night in the business area of Park Avenue and he is concerned about the business not investing in the facade.

**Motion:** Commissioner Garretson made a motion not to accept the grant application. Seconded by Board member Foland.

Vote on motion

Board Member	YES	NO	OTHER
Mayor Castro	X		
Vice Mayor Balius	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Board Member Foland	X		
Board Member Plasket	X		

Motion passed 7 to 0

**PROPERTIES**

The Manager would like the CRA to think about the properties that are owned by the Town but that are not for sale at the moment and what the results of the PADD zoning is on the properties.

The CRA asked the Manager to have the Planning and Zoning Board to look at the PADD ordinance and give them a recommendation.

The Town Manager said that he would have staff start the review of the ordinance.

**OTHER ITEMS**

Board member Foland asked if Palm Beach Pottery has made their next payment. Town Attorney Betty Resch stated that they have paid \$21,000 and they are now current and if the land is sold the obligation of the grants would go with the land.

**Motion:** Commissioner Garretson made a motion to adjourn. Seconded by Vice Mayor Balius.

Vote on motion

Board Member	YES	NO	OTHER
Mayor Castro	X		
Vice Mayor Balius	X		
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Board Member Foland	X		
Board Member Plasket	X		

Motion passed 7 to 0

With no further business to come before the CRA, the meeting was adjourned at 9:47 PM.

*Paul Castro*  
Mayor Paul Castro

Aug. 28, 2002  
Approved on

CRA Board Meeting  
May 29, 2002

