

MINUTES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
MARCH 26, 2002 - 7:00 P.M.
535 Park Avenue

Mayor Castro called the meeting to order at 7:08 p.m. Patricia Plasket was sworn in as a member of the CRA by the Town Clerk. All members of the CRA Board were present. Members of staff were also present.

PRESENT: **Mayor Castro**
 Vice Mayor Balius
 Commissioner Garretson
 Commissioner Longtin
 Commissioner Otterson
 Jerry Foland
 Patricia Plasket

ALSO PRESENT: **Town Manager Nunemaker**
 Town Clerk Bonnie L. Goralski
 Town Attorney Betty Resch
 Assistant to the Town Manager Hoa Hoang

Town Manager Nunemaker asked for an addition to the agenda an update on the Flea Market held on March 8, 2002.

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

MOTION: **Commissioner Garretson made a motion to approve the Minutes of CRA Meeting of February 20, 2002 for discussion. The motion was seconded by Commissioner Longtin . After discussion, during which Patricia Plasket said the sentence in the last paragraph had been repeated and should be corrected, the minutes, as amended, passed 7-0.**

The Town Commission discussed Palm Beach Pottery. Commissioner Longtin received a copy of the mortgage. She asked if the papers had been signed by the Judge. Betty Resch will send a copy of the signed papers to her. Commissioner Longtin asked if the building has insurance on it. Betty Resch replied in the affirmative and said she will forward a copy of the insurance to her. Commissioner Longtin asked if the CRA funds

are in a separate account. Town Manager Nunemaker informed her they are segregated.

Town Manager Nunemaker discussed the Alleyway Master Plan, assisted by a power point presentation by Hoa Hoang. He explained the CRA facts and the history of the CRA. He gave a copy of the Alleyway Master Plan presentation to the Commission. CRA funding was discussed.

Jerry Foland asked for clarification regarding CRA funding for Dino's on Northlake Boulevard. Mayor Castro and Town Manager Nunemaker explained that the funding did not come from the CRA – it came from the Development Regions Competitive Grant, but was processed through the CRA. Vice Mayor Balius felt the Town needed a new policy on how it gives out funds.

Privacy wall replacement is estimated to cost \$350,000. These are the separation walls that exist between commercial and multi-family areas. The Commission discussed assessments between businesses and residences to cover the cost of the walls.

Preliminary Construction Estimate - Jerry Foland asked how this will attract businesses. He feels the money should come from the Public Works budget. Mayor Castro said we are a redevelopment agency. The south side of Seventh, Eighth and Ninth Streets has concerns regarding screening, buffering, security and parking that is essential for the safety and well-being of the people who live and work there. He said he is concerned about assessments against the businesses and multi-family.

There was a discussion on dumpsters on Park Avenue – the restaurant owners were complaining about the horrific smell and lack of screening. Town Manager Nunemaker discussed replacing some of the dumpsters with compactors, which would reduce the odor. The businesses would bear the cost of this equipment.

Concerning the preliminary construction estimate and assessment, Town Manager Nunemaker said to proceed we could hold a meeting, send a notice to the property owners and discuss how to proceed with the project. Mayor Castro asked how we would finance – do we put up the money and then assess the property owners? The Town Manager said we could look at alternatives, but this would be the most feasible and best way to proceed.

Commissioner Longtin asked about the dumpsters in the vicinity of Water Tower Road, why they were there, who do they belong to, and why they couldn't be used elsewhere. She was informed they were the town's. Jason said he would research her questions.

Patricia Plasket asked if the Town could mandate replacement of the privacy wall. Vice Mayor Balius suggested a revenue bond. Commissioner Garretson feels the Town

should think about moving CRA toward and along U. S. 1. Town Manager Nunemaker said he would caution the Commission against that, because we would lock in specific aspects of our tax base. This is one of the few CRA's that is really a CRA. Slides depicting existing conditions were discussed by the Commission. Town Manager Nunemaker asked for direction. Vice Mayor Balius feels we should investigate the finance options. Patricia Plasket asked for breakdown of cost for each owner. A discussion ensued on what approach should be used to get the owners to buy into this assessment. Town Manager Nunemaker said we should go out and tell what assessment will be based on linear footage so we can get a grasp on what the cost would be. Sue Ellen Mosler asked if she could erect a fence behind the alleyway and do landscaping. She was told she could work with the Town Manager and do that as a temporary measure. He will research this issue to see if there are any provisions to prohibit this.

Commissioner Longtin asked to have someone reiterate what direction the Town Manager was given. Mayor Castro said it is to research and tell the Commission what the assessment could be, based on the linear footage of each property owner within the numbers up and down that block, and the methodology for the financing for the assessment. She then asked for Town Manager Nunemaker's version of the direction. He said he did not want to be redundant, his version was the same as the Mayor's. Commissioner Longtin asked about grant funding, specifically, what is the EDA? Jason replied it is the Economic Development Administration. Town Manager Nunemaker said he is pursuing other grants that are available which may be better than the EDA and he may come before the Commission to seek a grant writer at a later date.

A brief discussion was held regarding the Finding of Necessity document. Town Manager Nunemaker moved on to discuss the Park Avenue Flea Market, saying both Camilli's and O'Donuts did well. Commissioner Garretson said that Larry Corea called to thank the Commission for holding the festival. Jason said there were only two minor incidents which were handled by PBSO. He said he would like to hold another such event after Daylight Savings Time begins. Jerry Foland objected to CRA money being used for Flea Markets.

The Board requested Jason to provide a copy of the CRA Plan/Vision at the next meeting. Patricia Plasket mentioned speaking with the owner of Tropical Bistro, who was waiting for a response from Town Hall and also asked Town Manager Nunemaker to investigate the odor from the dumpster at Rosita's for when sidewalk dining is permitted at Tropical Bistro.

The owners of Manhattan Fashion and Park Avenue Ice Cream asked about obtaining a CRA application for improvements and to expand their business. They also asked about additional festivals to draw clients to the Town.

Commissioner Garretson encouraged the business owners to generate a festival among themselves and said they were welcomed to contact Town Manager Nunemaker for assistance.

With no further business to come before the CRA, the meeting was adjourned.

Paul Castro
Mayor Paul Castro

Approved on: 5/29/02