

COUNTYWIDE COMMUNITY REVITALIZATION TEAM
Meeting of July 10, 2000
10:00 a.m. - 11:55 a.m.

PZ&B - 2nd Floor Conference Room
MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Penny Anderson, Countywide GIS
Deputy Ken Bachman, PBSO
Nancy Buckalew, PZ&B Planning
Elena Escovar, Housing & Community Development
Tim Granowitz, Parks & Recreation Department
Corporal Jimmy Hightower, PBSO
Helen LaValley, PZ&B Zoning
Stephen McGrew, Water Utilities Department
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Kathy Owens, Fire and Rescue Department
Mike Savidge, Lake Worth Road Merchant's Association
Gail Vorpapel, PZ&B Code Enforcement
Allen Webb, Engineering Department

I. WELCOME AND INTRODUCTION: *Ruth Moguillansky* called the meeting to order at 10:05 a.m. *Ms. Moguillansky* informed the team that there is a line in the new budget for the CCRT, and \$1 million from ad valorem taxes have been allocated by the Board for the CCRT, and that the team needed to decide where money should be spent. She also indicated that Palm Beach County has entered into a contract with Florida Atlantic University to research the revitalization and redevelopment efforts in the County, and to recommend strategies on how to enhance those efforts to the Board. A representative from the University will probably be interviewing individual CCRT members regarding this item.

II. SPECIAL PRESENTATION: *Ruth Moguillansky* shared the presentation she made at the Florida Association of Counties in Orlando, along with Damian Rivera, regarding the CCRT. Vicky Silver and South Bay Mayor Clarence Anthony also presented the second half of the program regarding the Glades Area. Today's presentation, however, focused on the first half regarding the CCRT program and the Lake Worth West Pilot Project, the team's first initiative.

III. CCRT SUBCOMMITTEE'S REPORT: *Kathy Owens* distributed a handout of a draft report

and explained the Three Phase Program: Determine Needs Assessment, Implementation and Evaluation. Two matrix charts were distributed at the May 2000 CCRT meeting. *Ms. Owens* requested that changes to the draft document could be made on the handout and forwarded to her. *Ms. Owens* will then forward the file with the changes to *Penny Anderson*. The changes need to be made within the next two weeks so that a draft power point presentation could be made and reviewed by the CCRT at the next meeting on August 7. *Allen Webb* stated that he will e-mail departments the “guesstimates” for the 5-Year Plan.

IV. CCRT FUNDING PRIORITIES: *Ruth Moguillansky* stated that the CCRT needs to give direction on how to spend the \$1 million for the upcoming fiscal year, and indicated that this is an opportunity for the team to address some of the communities' needs and desires, as well as implement the Grant Program the CCRT had drafted. The San Castle residents still want to pursue the acquisition of the northern portion of the Scrub site. *Tim Granowitz* replied that the Town of Hypoluxo has a bid into Palm Beach County to provide a passive park.

Allen Webb suggested using part of the \$1 million as leverage for projects that are already on the drawing board for the Lake Worth Corridor. These funds could be used to supplement MSTU funds and *Commissioner Newell's* allocations and thus buy down the assessment to property owners. This will allow to reduce the assessments to \$30.00 per front foot when paving, drainage and water improvements are undertaken. *Pam Nolan* stated that the current Business Development Grant programs that she is working with are flailing because the commercial area(s) do not have sewers. *Ms. Nolan* proposed that a portion of the million dollars be used for those type of improvements.

A lengthy discussion followed regarding where monies for CCRT efforts should be allocated, focusing on the needs of the residential neighborhoods which are the targets for the CCRT's current efforts. A decision was made to make this topic the focus of the meeting. *Steve McGrew* stated that community centers were an important items. *Ms. Moguillansky* said that community centers are vital to both the Lake Worth West area and San Castle, as they can serve as a place for both community activities and programs, as well as community policing stations. Community residents have asked assistance with these centers for a long time. *Kathy Owens* stated that the proposed Grant Program would be a viable source for funding which could be then used as a local “funding match” for federal grant opportunities. *Pam Nolan* added that there were no “pots” of monies budgeted to use for matching local grants and this would be a good idea.

Jimmy Hightower remarked that the Girl Scout building would be centrally located. *Tim Granowitz* proposed relocating the John Prince Park's Park Police from their present location to the Lake Osborne building. *Ken Bachman* said that the communities with community centers are progressing faster.

Gail Vorpapel asked that more programs be available to serve as incentive for homeowners to stay and not rent to others. These programs should be to fix, refurbish or rehabilitate properties. She further indicated that SHIP funds are for multi-family landlords only, not for the landlord who owns only one or two houses or a duplex. *Helen LaValley* suggested that a contingency fund be set up to help landowners. *Ms. LaValley* stated that projects come through the Zoning Process and there are landscaping waivers available, and in lieu of the waiver, a donation is requested to the municipality or other resource. These donations could be funneled into a CCRT contingency fund.

Mike Savidge agreed that infrastructure improvements and Community centers are good projects that show results in the neighborhoods.

Elena Escovar suggested improving the “neighborhood look” by providing landscaping or identity signs, and also to look at the community’s priorities - for example, San Castle’s priorities seems to be a community center and a park.

Steve McGrew mentioned that streetlights are an ongoing cost and a high priority in some areas. He also asked who pays for the costs involved in running a community center? *Ms. Moguillansky* responded that the County could purchase or rehabilitate a building for a community center and then lease it to a community group, but that group must be responsible for the ongoing maintenance and operation of that center. In the case of Lake Worth, residents are leasing a property from AVM and are responsible for the ongoing operation and maintenance costs. Organizations such as the Children Services Council and the MacArthur Foundation provide funding assistance to support community efforts in these centers. She also added that the resident group has asked *Commissioner Newell* to provide assistance with either pursuing the purchase of the existing building or acquiring a new site so that the group does not lose the CSC’s grant for the after school program.

Deputy Bachman said that with the San Castle COP center, they are on well water, and the electric and phone bills are paid from the COP budget, which comes from the community. The COP will merge eventually with the San Castle Community Board (SCCB). The SCCB is applying for a 501(3)c nonprofit status and is committed to the ongoing maintenance of a center, if some assistance is provided with the acquisition of a site.

Penny Anderson suggested that a highly visible project be done to instill community pride in residents.

Joanna Aiken agreed with the discussion, and suggested that the CCRT have a retreat and/ or salary raises!

The key points of the previous discussion were written on the board and a vote was taken among the CCRT members. *Kathy Owens* kindly typed up the list and the votes (thanks *Kathy!*).

The rest of the agenda will be discussed at the next CCRT meeting.

**V. CCRT Funding Priorities for the allocation of the \$1 million
14 CCRT members were present for voting**

Votes	Item
14	Street Lights
13	Leverage to bring infrastructure assessment cost for homeowners down (i.e., \$30 paid by CDBG or other funds, \$30. by CCRT funds, \$30 by homeowner for paving, draining, water & sewer)
12	Community Centers/Resource Center, rehab/acquisition/purchase/expenses, and mutli-lingual education/communication
9	Neighborhood Beautification (signage, calming devices, landscaping) and incentives to keep homeowners to stay in their houses and fix them up rather than rent them out) Commissioners/CCRT Grant Program for neighborhood beautification and other improvement projects.
8	Quick Successes - remaining HOT issues in Lake Worth Corridor and San Castle
7	Parks Land Acquisition/Construction
3	Start other Target Areas
	Use as a draw-down to get other grant money (i.e., local match for federal grants)
	Hire more community organizers

Ms. Moguillansky stated that she will be preparing a proposal based on today's discussion, taking into consideration the team's current priority areas and the possibility of addressing these needs in the areas that are next in terms of priority ranking.

VI. ADJOURNMENT: The meeting adjourned at 11:55 a.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary

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