

Glades Technical Advisory Committee (GTAC)

Meeting of June 26, 2003

9:30 – 11:00 a.m.

Belle Glade City Hall – Commission Chambers

Minutes

Present at the meeting:

Duane Gainer, P.B.C. PZ&B, Planning Division
Pam Nolan, P.B.C. Economic Development
Ralph Butts, City of Belle Glade Community Development
Angela Morlock, Metropolitan Planning Organization
Tammy Moore, South Florida Water Management District
Debbie Blauvelt, Glades Community Development Corporation

Absent:

Denny Abbott, P.B.C. Workforce Alliance
Sue A. Bailey, Commissioner Tony Masilotti's Office
Caroline Tompkins-Blell, Glades Community Development Corp. (GCDC)
Doug Chozianin, Construction Arts Associates
Steve Cramer, Metropolitan Planning Organization
Felicia Everett, City of South Bay
Douglas Green, City of Belle Glade, Workforce Development Center
June Howard, EDGE Center
Kelly Johnson, Glades Initiative
Raoul Pierre-Louis, Business Loan Fund (Representative for John Brown)
Lelia Menefee, Workforce Development Center
Pam Nolan, P.B.C. Economic Development
Wendell Phillips, P.B.C. Metropolitan Planning Organization
Michael Sklar, P.B.C. Housing & Community Development (HCD)
Barbara Spence, City of Belle Glade
Andrea Stephenson, Glades Initiative
Alice Thompson, Pahokee Chamber of Commerce
Autrie Moore-Williams, Glades Community Development Corporation
Tameka Wilson, P.B.C. PZ&B, Planning Division
Kay Zaccagnino, P.B.C. School District

Welcome and Introduction

The meeting was called to order at 10:00 a.m. Mr. Gainer introduced himself and asked everyone to introduce themselves.

Mr. Gainer asked if anyone had corrections to the May GTAC Minutes. There were no corrections to the minutes.

Mr. Gainer commented regarding statements made at last month's meeting. He responded that in reference to Ms. Morlock's comment regarding who recommends the projects for funding. He stated that 90% of the projects are recommended from the individual Departments; the other 10% of the projects are recommended from the community groups. Ms. Morlock also made a comment about the group inquiring what projects the cities are working on. Mr. Gainer reiterated that the CCRT only gets involved in unincorporated residential neighborhoods. Ms. Morlock discussed getting funds for projects. Ms. Morlock mentioned that she is working on a grant for South Bay regarding a maintenance facility for locomotives and trains. This will bring jobs to the area.

Review and Discussion of Committee Role and Tasks

Ralph Butts commented that Raoul Pierre-Louis stated that he had a lot of money for new businesses in the Glades. Mr. Butts had a meeting with two gentlemen wanting to build multi-family storefronts. There is an issue with property being signed over because everyone affiliated in the Progressive Citizen Organization is deceased. Mr. Butts gave a brief history of circumstances occurring with the property. Pam Nolan suggested that he go back to the County Attorney's Office for further assistance in acquiring the property.

Pam Nolan stated in addition to bank institutions, there are three (3) other business loan programs: Business Loan Development Fund, National Development Council Grow American Fund, and Section 108.

Mr. Gainer inquired about the status of the CRA. Mr. Butts responded it's moving along steadily. He discussed the ex-football player interested in purchasing land for a mobile home park. Mr. Butts mentioned that they have started the infill-housing program, now called the Belle Glade Renaissance Housing Program. Mr. Butts mentioned that Dr. Orman has been really instrumental in assisting with the CRA.

Mr. Gainer discussed the status of the CCRT Area Reassessment process with the group. He mentioned that the CCRT has taken into consideration unemployment rates but the CCRT really does not have a Palm Beach County Department able to have an impact on this issue at this time. He stated that in the Glades area, there are not many neighborhoods in unincorporated areas. On August 26th the recommended CCRT areas will be presented to the Board.

Mr. Gainer mentioned a meeting was held on the water plans. Pam Nolan attended and stated that it was unanimously agreed that the County own the facility. A study will need to be done because approximately 65% water lost is unaccountable for in the Glades. Pam Nolan discussed the 1st Canal Point Study (Central Gravity Sewer); which covers the border of Pahokee through Canal Point (estimated cost \$700,000). Ms. Nolan stated that after meeting with the City of Pahokee, they realized they could not take on the added flow into the plant. An additional study was done, which increased the cost to \$1.6 million total.

Mr. Gainer discussed the status of the Big Water Heritage Trail. Jennifer Stein-Pellechio contacted him regarding placing signs along the roads to identify the attractions along the trail. She is requesting a letter of agreement signed between the County and Southwest Florida Regional Planning Council. After Mr. Gainer received the agreement sent by Ms. Stein-Pellechio, he spoke with the Planning Director. The Director advised him to contact the Engineering Department. Mr. Gainer further attempted to contact other related County representatives requesting their assistance with signing the agreement. The signs cannot be installed until a maintenance agreement is in place. Mr. Gainer stated he would not like to see something of this nature fall through the cracks. With this area being a road tour, it would definitely have a big impact on the region. Discussion ensued regarding a Department being appointed to handle the maintenance agreement.

Pam Nolan inquired if the County is also responsible for installing the signs. Mr. Gainer responded that at least 100 signs have been made. The maintenance agreement is not only when a sign is destroyed but all the signs should be monitored during the year on a consistent basis. At the end of the year, DOT wants a report submitted showing the status of the signs. Angela Morlock suggested that the other Cities in the Glades be contacted to see what they are doing. Pam Nolan suggested that Mr. Gainer mention the sign agreement at the next CCRT meeting for their input.

Participant Updates and Comments

Pam Nolan, P.B.C. Economic Development, reported on the following:

- Canal Point Sanitary Sewer – trying to expand the service. She mentioned several situations with businesses, housing complexes, and trailer parks that are affected because of the sewer not being available.
- The 2nd Sewer Study has been done. She is working with Tammy Moore for funding. Going to the BCC for more funding and the EDA.

Mr. Gainer stated that the CCRT works in only CCRT designated residential areas; with the exception of the Lake Worth Corridor; which is a combination of residential and commercial areas. Mr. Gainer inquired how does the EDA play a

role in the sewer study. Pam Nolan responded that the EDA grant has to be connected to jobs. The area needs to be developed or it will lose what it already has accomplished. The significance about this project is that we're developing the major infrastructure, which can later be connected to the residential areas. Discussion ensued regarding once the sewer project is completed, it will have the ability to serve more people.

- Development Regions Grant is in the Glades for Cypress Cooling (previously TKM Farms).
- Two (2) businesses received grants: 1) Everglades Trading, and 2) Everglades Adventures.

Ralph Butts, City of Belle Glade Community Development, reported on the following:

- Quick & Tasty – is a food manufacturing company. This will bring 120 jobs. United Ag Products (UAP) is there also.
- Renaissance Housing Program – They are working with eight (8) lots within the City of Belle Glade. The County recently gave them fifteen (15) lots. As he mentioned, they do have eight (8) available lots to build ten (10) homes.

Duane Gainer inquired if anybody participated in the Workforce Housing Taskforce meeting held at the County building on yesterday, June 25th. No one in the group attended.

Mr. Butts further commented that regarding the Renaissance Housing Program the guideline is low to moderate income. The cost of the houses cannot exceed \$145,000. The bid closing date was on Friday, June 20th.

Mr. Gainer stated that one of the criteria for a CCRT area is the housing/property value cannot exceed \$109,000; which is a fraction of the County's median property value.

Pam Nolan commented that it cost more to build in the Glades area. Discussion ensued regarding the program.

Angela Morlock, Metropolitan Planning Organization, reported on the following:

- Working on the possibility of a Statewide Transportation Museum.
- Maintenance Facility grant for rail carts is due the end of this month (June). This will also create jobs.
- Clewiston Belle Glade route - They are looking at extending farther into Belle Glade for a better connection. This connection will affect the community shuttle and the steam locomotive service. She mentioned they

are trying to resolve the issue with being able to use the tracks for the steam locomotive.

Debbie Blauvelt, Glades Community Development Corporation: No Report.

Tammy Moore, South Florida Water Management District, reported on the following:

- A commitment on June 25th was made for \$5.5 million for the Regional Water Treatment Plant.
- Joint partnership with the City of South Bay on the South Bay Marina project.
- Tour & Island Project – developed a partnership with the City of Belle Glade to work together on this project. There are still different issues relating to environmental concerns.
- Working on a project with Vicki Silver to develop signage for the depot in the City of South Bay.
- Opening an office in South Bay approximately the 1st or 2nd week in July.
- Had a hurricane exercise to prepare for hurricane catastrophies.

Someone (female) commented that if the steam locomotive group seems likes it's going to move forward, she would like to get Ms. Morlock involved. Ms. Morlock commented that if the steam locomotive takes directions that US Sugars rails do not currently go, it will require some discussions. She requested that she is kept apprised on how the project is progressing.

Duane Gainer, P.B.C. Planning Division, reported on the following:

- The Reassessment of CCRT Areas is going before the Board August 26th. This will give the Board the next areas that the CCRT should be focused on.
- Working on a preliminary list of projects recommended for funding.
- NPG – held a meeting in the Glades. He mentioned several applications received from the Glades area.

Mr. Gainer mentioned that he brought up the Rev. Campbell Park issue at the CCRT meeting with the Parks representative and it was discussed.

Adjournment

The meeting adjourned at 11:20 am.

No Meeting for July. The next meeting is on August 27, 2003 at 9:30 am.

Minutes prepared by:

Joyce Harrell, Secretary
P.B.C. PZ&B, Planning Division

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