

Glades Technical Advisory Committee (GTAC)

Meeting of January 22, 2004

9:30 – 11:00 a.m.

Belle Glade City Hall – Commission Chambers

Minutes

Present at the meeting:

Bret Baronak, P.B.C. Office of Community Revitalization (OCR)
Dale Erickson, Erickson Farms
Duane Gainer, P.B.C. Office of Community Revitalization (OCR)
Joe Glucksman, Florida Housing Corporation
Roswell Harrington, Sam's Investment Corporation
Edward Lowery, P.B.C. Office of Community Revitalization (OCR)
Matt Mills, City of Belle Glade
Pam Nolan, P.B.C. Economic Development
Barbara Spence, City of Belle Glade

Absent:

Denny Abbott, P.B.C. Workforce Alliance
Sue A. Bailey, Commissioner Tony Masilotti's Office
Debbie Blauvelt, Glades Community Development Corporation
Caroline Tompkins-Blell, Glades Community Development Corp. (GCDC)
Ralph Butts, City of Belle Glade Community Development
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
Lillie Latimore, City Manager, Pahokee
Raoul Pierre-Louis, Business Loan Fund (Representative for John Brown)
Lelia Menefee, Workforce Development Center
Tammy Moore, South Florida Water Management District
Angela Morlock, Metropolitan Planning Organization
Wendell Phillips, P.B.C. Metropolitan Planning Organization
Michael Sklar, P.B.C. Housing & Community Development (HCD)

Absent: (Cont'd)

Andrea Stephenson, Glades Initiative
Alice Thompson, Pahokee Chamber of Commerce
Autrie Moore-Williams, Glades Community Development Corporation
Kay Zaccagnino, P.B.C. School District

Welcome and Introduction

The meeting was called to order at 9:30 a.m. Mr. Gainer welcomed everyone to the meeting. He introduced himself and asked everyone to introduce himself or herself.

Review of Minutes (October '03 Meeting)

Mr. Gainer asked if there were corrections to the minutes. There were no corrections. Mr. Gainer commented that he would like to be more specific about, or clarify his response to Felicia Everett's question regarding the listed programs the CCRT would be proposing to the Board; along with the funding recommendations, which are The Business Façade and Home Beautification Programs, additional funding for the NPG program, and set-a-side funds for the new focus areas. At the last meeting, Ms. Everett inquired whether incorporated areas would qualify for these programs. Mr. Gainer would like the minutes to also note the following response: In the beginning, the CCRT had a desire to include all of unincorporated Palm Beach County. The programs are currently being developed and more information will follow.

Group Discussion

Mr. Lowery stated this is his first GTAC meeting since coming on board as the Manager for the Office of Community Revitalization. He commented that he would be taking more of an active role at the GTAC meetings. The committee initially was started to help facilitate economic development activities in the Glades area. He stated that at one time, he was a resident of the Glades and is familiar with most of the people present today. He feels that part of his responsibility is to advise the group of dollars coming directly from OCR and other County Departments; along with the process to get those funds. Hopefully in the future, the committee will take more of a facilitator role for the type of issues and projects that are directly affecting what he hopes will be called the future revitalization and redevelopment for the various areas in the Glades, including Lake Harbor, Bean City, Okeechobee Center, 715 Mobile Home Park, Pelican Lake, etc. He also feels that the Glades is sort of his responsibility in terms of advising County Administration, and in terms of being connected with the Board of County Commissioners. Every unincorporated area in the County, which has been identified through a process in the OCR office, including the Glades area, are part of the redevelopment overlay or part of the CCRT future

redevelopment plan. Part of his mission is to revitalize the committee; and also make sure that the people who are concerned about the Glades' future is (whether it is providing decent assisted housing for the elderly and for the disabled, or helping small businessmen to really achieve some of the things they need help with, like zoning, infrastructure, etc.); provided with information about grants or low interest loans for businesses; and to bring information to GTAC to help meet individual needs and goals. Mr. Lowery advised the group to communicate with each other and come up with a list of things that they are requesting the County's assistance with in writing. He can then begin to address these issues by making them aware of what is currently being offered by the County, how to access those funds, and informing the group of what types of programs the County is actually looking to fund. The County has funding for needs other than housing, such as: economic development and for the local business people. In addition, he will also try to provide information to the group on a monthly basis. Mr. Lowery also advised the group that he can be reached at (561) 233-5311 during the week to discuss any issues of concern, not only just at the monthly GTAC meeting.

Mr. Lowery discussed the Neighborhood Partnership Grant program with the group. This is the only program in the County that the Board of County Commissioners has said that we are going to use General Fund money to go directly into the neighborhoods, and once the neighborhood residents have come together as a group, they decide on small neighborhood projects, the County will pay for it. This is a program that many neighborhoods in the Glades area could use.

Mr. Lowery mentioned the Business Façade Program coming online. This is where the County will provide money at a rate of fifty percent (50%) match to the business owner. For example: to improve the exterior and parking lot of the business may cost \$50,000, the business owner has to come up with \$25,000; and the County will give the business owner a \$25,000 grant.

All of this is part of the revitalization/redevelopment initiative that the Board of County Commissioners has decided to adopt. In the future, he will be discussing more about not only funds available through Economic Development, Engineering but also funds that may be directly available through OCR that have a direct impact upon the neighborhoods.

Mr. Gainer mentioned that the group had suggested rotating the location of the GTAC meetings between the three (3) municipalities. There was discussion regarding the suggestion.

Participant Updates and Comments

Joe Glucksman, Florida Housing Corporation, reported on the following:

- Affordable Assisted Living Facility (Rural Area) - He started the program to fill a void for assisted living in a rural area of Palm Beach County, the Glades area, approximately one (1) year ago in October 2003. The project is located at the Lake Shore Middle School site, where the City has gone through a transfer of the site control. The lease is for ninety-nine years (99) for a portion of the site. There will be approximately one hundred (100) single-occupancy units, consisting of 1 bedroom/1 bathroom, living room for seniors or the frail. The concept is to create the facility in a greenhouse format. A presentation was given in December showing a film of an existing greenhouse facility operating in Tupelo Mississippi. They moved people from a nursing home into the greenhouse. Each of the individual units has a kitchen, and a laundry within the 7500 sq. ft. building. He is hoping to build ten (10); along with a community center, and congregate meals (meals provided to the elderly or the frail could come and participate). The site has three (3) other buildings, which are being used by The Boys & Girls Club Gym, Boys & Girls Club Resource Center, and a sorority (Zeta Phi Beta). This is a unique opportunity for intergenerational programs to be within the same location.

Mr. Lowery asked if there were any concerns remaining that may be interfering with implementing the project. Mr. Glucksman responded, yes: 1) Regulatory issues at the State level, and 2) Financing. Mr. Glucksman discussed other funding involving the program.

Mr. Lowery briefly shared his views regarding the project and he stated that on behalf of OCR, he would give his support and whatever OCR could do to assist, he would definitely like to be involved.

Barbara Spence, City of Belle Glade, reported on the following:

- Glades Homeless Coalition – The group consist of representatives from the Palm Beach County Homeless Coalition, Goodwill, Salvation Army, and other local agencies in the Glades area. Ms. Spence stated that there is not a system in place to accommodate a person that walks in commenting that they have no where to go. She recently experienced an issue with trying to help two (2) homeless people. She was told that they would need to schedule an appointment. She is aware of a group that has identified a site to purchase. The location is on 6th Street (green two-story building) and the owners are willing to sell the property. A program needs to be in place to assist individuals on a short-term basis (just to get out of the cold). She is requesting assistance with these issues.

Barbara Spence, City of Belle Glade, reported on the following: (Cont'd)

- 5th Year American Cancer Society Glades Relay – She is requesting participation from Canal Point. Mr. Harrington mentioned that she could contact Sandy Mercer, and also he requested Ms. Spence to send him flyers on the event to post at the store.

Mr. Lowery responded that the three (3) municipalities needed to come together as one to speak to the County Commissioners with a plan. He briefly mentioned names of programs that would be very helpful in facilitating this project. The group discussed and made suggestions that may provide help or assistance with the homeless issues in the Glades.

Pam Nolan, Economic Development Office, reported on the following:

- Pam Nolan commented that the Economic Development Regions Program is open to applicants on February 2nd – March 26th, at 5:00p.m. There is a \$50,000 requirement limit for this program.
- Ms. Nolan discussed the Impact Assistance Program. The program has \$50,000 set-a-side for businesses that have to pay an impact fee. The Department will fund up to \$10,000 or 50% of the fees; which ever is less.

Mr. Lowery briefly mentioned that the County sponsored another loan program for businesses called the Micro Enterprise Loan Program. The County gave the money to the Business Loan Fund of the Palm Beaches. The applicant can borrow \$7,500 up to \$50,000+ dollars; at five percent (5%) interest rate.

Mr. Lowery also mentioned that the County provides funds to Section 108 Program; at three percent (3%) interest. This program is for enhancing job creation.

- Ms. Nolan stated that all programs offered through the Economic Development Office and the Department of Housing & Community Development are listed on Palm Beach County website.

Roswell Harrington, Sam's Investment Corporation, reported on the following:

- He thanked Pam Nolan for her hard work on the Sewer Project.
- Public building called "Palm Beach County Community" – located in Canal Point is not being used. The building seats up to two hundred (200) people. He suggested the building for a future CCRT meeting.
- American Heart Association – is having a poker run in the Glades. He volunteered the store as a stopping site.

Bret Baronek, OCR, reported on the following:

- County-Wide Street Lighting Policy – OCR was requested to put together a process for implementing the installation of residential streetlights in the CCRT neighborhoods. The report should be finalized by the end of the month to present to the Board of County Commissioners. Additional funding is also being recommended.

Mr. Harrington inquired about other infrastructure type work (sidewalks, etc.). Mr. Baronek responded that OCR, at the time, is only examining streetlights. He is working on the visioning process and within the next few months, he will be putting together a steering committee for the upcoming visioning charette; which will be scheduled in May.

Barbara Spence asked OCR staff not to forget about Raiderville. Mr. Gainer responded that he has been inquiring about the park being placed in Raderville. Discussion ensued about issues going on with the park.

Mr. Gainer stated at next month's GTAC meeting, the Assistant Chief of the Fire Rescue Department will be attending to address any questions.

Ms. Nolan had a concern and feels there is a need to address an issue mentioned in HCD's Needs Assessment Report about something lacking in the Glades area. Ms. Nolan stated that she would fax a copy of the section, regarding Canal Point in HCD's Target Area Report, to Mr. Lowery

Adjournment

Mr. Gainer stated that if there are no other questions or comments the meeting is adjourned. The meeting adjourned at 11:00 am.

Minutes prepared by:

Joyce Harrell, Secretary
P.B.C. Office of Community Revitalization

T:\Planning\Revitalization\District 6\GLADES\GTAC\GTAC Minutes\GTAC Mins 2003\1-22-04 minutes.doc