

# **Glades Technical Advisory Committee (GTAC)**

**Meeting of April 22, 2004**

**9:30 – 11:00 a.m.**

**Belle Glade City Hall – Commission Chambers**

## **Minutes**

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### **Present at the meeting:**

Denny Abbott, Employer Services Executive, P.B.C. Workforce Alliance  
Jonathan Brown, Loan Manager, Economic Development Office  
Dale Erickson, Erickson Farms  
Duane Gainer, P.B.C. Office of Community Revitalization (OCR)  
Douglas Green, City of Belle Glade, Workforce Development Center  
Iris Jackson, City of Belle Glade, Community Development (Representative  
for Barbara Spence)  
Angela Morlok, Metropolitan Planning Organization (MPO)  
Theresa Newton, USDA/Rural Development  
Pam Nolan, P.B.C. Economic Development  
William Wynn, P.B.C. Office of Community Revitalization (OCR)

### **Absent:**

Debby 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  
Felicia Everett, City of South Bay  
Joe Glucksman, Florida Housing Corporation  
Roswell Harrington, Sam's Investment Corporation  
Kelly Johnson, Glades Initiative  
Lillie Latimore, City Manager, Pahokee  
Raoul Pierre-Louis, Business Loan Fund (Representative for John Brown)  
Sandy Mercer, Canal Point Citizen  
Matt Mills, City of Belle Glade  
Tammy Moore, South Florida Water Management District  
Michael Sklar, P.B.C. Housing & Community Development (HCD)

**Absent:** (Cont'd)

Andrea Stephenson, Glades Initiative  
Clifford Stuart, Stuart Farm  
Alice Thompson, Pahokee Chamber of Commerce  
April Warren, P.B.C. PZ&B  
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 herself or himself.

**Review of Minutes (January '04 Meeting)**

Mr. Gainer asked if there were corrections to the March 25<sup>th</sup> minutes. There were no corrections.

Mr. Gainer commented regarding following up on an issue mentioned at the February GTAC meeting in reference to the addressing system in Canal Point. He stated that April Warren contacted 911 system to verify what addressing system is being used when a 911 call comes in. Mr. Gainer forwarded e-mail to Mr. Roswell Harrington for his comments. Mr. Gainer stated that basically the email said that 911 uses the official site address. The site address is what the County calls the official address through the Property Appraisers office. The County changed to a five or six digit numbering system.

Mr. Green mentioned that June Howard is no longer with EDGE, Inc. Mr. Allan Schaefer or Larry Hart is the Administrative Assistant.

**Presentation – P.B.C. Economic Development Office (Jonathan Brown, Loan Manager)**

Mr. Brown began with discussing the Community Development Business Loan (aka: Section 108 Loan). The loan is a second mortgage that is geared toward businesses that want to move into slum, and blighted areas, or that will be beneficial in creating jobs for low-to-moderate income persons/families. The program works in conjunction with banks. The loan interest rates start at 1.27%. Economic Development is currently working on a project (Baron Signs); which is almost complete. This project will create seventy (70) new jobs in Riviera Beach. He described the funding sources for the project. Economic Development will fund up to 40% of the project cost. One of the regulations is that fifty one percent (51%) of the jobs created have to go to low-to-moderate income persons.

This is a program that is geared toward helping to build up the area in which a business will be locating, in addition to creating jobs. Information regarding the program has been sent to small businesses that are members of the Chamber of Commerce for the City of Belle Glade. This program is worth looking into especially for businesses that may not own their land, and are leasing. It is an opportunity for business owners to own their land and/or build on their land. Again, the Community Development Business Loan (aka Section 108) primarily is geared to better our communities.

Mr. Brown further mentioned that Economic Development partner's with Housing & Community Development regarding making these loans.

Mr. Dale Erickson asked whether Mr. Brown had a flyer for him to take to the Rotary Club meeting next week. Ms. Pam Nolan gave Mr. Erickson direction to Economic Development Office website. Mr. Brown stated that he would email Mr. Erickson the website.

Mr. Erickson further inquired about the minimum loan amount in reference to the 51% of jobs created. Mr. Brown responded that the minimum loan amount is \$250,000. Depending upon the number of jobs created, the county can allocate \$15,000 to \$35,000 per job. For example, if a business creates three (3) new jobs, the maximum amount the County can allocate per person is \$35,000. This does not reach the minimum of \$250,000; therefore this cannot work. Mr. Brown further discussed the procedure for loan amounts over \$250,000. Mr. Brown stated that he has \$15 million dollars to spend.

Mr. Greene asked whether Mr. Brown was aware of the program called EDGE. Mr. Brown responded that he sent information to EDGE about the Community Development Business Loan Program (Section 108).

Mr. Green mentioned that he has knowledge of a homeless shelter planning to locate in the area. Mr. Green inquired if this type of program would qualify. Mr. Brown responded that because the money is a loan, the underwriting principles would be similar to a bank (does the company has enough cash flow to support the money that the county has given).

Pam Nolan commented that approximately, a maximum of seventeen (17) jobs could be created with a loan amount of \$250,000.

The members made very good comments regarding Mr. Brown's presentation and felt the Glades could benefit from the Community Development Business Loan program. Mr. Erickson suggested looking at maybe having Mr. Brown give a presentation at the City Commission meeting. The Glades is in dire need of jobs. Mr. Brown responded that his efforts have been to reach the businesses and banks in the Glades and he would be more than happy to do the presentation.

Duane Gainer inquired if municipalities could participate in the program. Mr. Brown responded that Belle Glade is one of the municipalities that can. There are others that don't, such as: West Palm Beach, Boynton Beach, Boca Raton, and Delray Beach.

Mr. Gainer thanked Mr. Jonathan Brown for coming out to Belle Glade to do the presentation.

### **Participant Updates and Comments**

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

- Development Regions Grant Program – have completed round 8. OEDP Subcommittee has recommended four (4) projects in the Glades area for funding, such as: Belle Glade Arcade, Jelly Roll Café, Everglades Inn, and a public improvement project with the City of Pahokee to work with the businesses for improvements on 4 or 5 streets. The recommendation will go before the Board for approval on June 8<sup>th</sup>. She receives and directs all calls to the City of Belle Glade regarding interested businesses looking to purchase property, to do business in the Glades area.
- Impact Fees System Program – will be coming on board soon. This program is going to assist small businesses that are required to pay impact fees.
- Economic Set Aside Program – will be opening up next week. This is a grant program. If there are businesses interested in applying for a grant and that will also create jobs, you may contact Housing & Community Development at 233-3633.
- Canal Point Sanitary Sewer Project – the appropriation request is still being pursued in Tallahassee.

## **Participant Updates and Comments** (Cont'd)

**Angela Morlok, Metropolitan Planning Organization (MPO), reported on the following:**

- Tri-City meeting – will be held on Monday, April 26<sup>th</sup>, at 4:00p.m. in the City Hall. Discussion will include the Steam Locomotive Museum Project, and the maintenance facility.

**Theresa Newton, USDA/Rural Development, reported on the following:**

- The Business Enterprise Grant was approved for \$147,550 with Denny Abbot's office, Workforce Alliance.
- She commented regarding the need for job creation.

**Douglas Green, City of Belle Glade, Workforce Development Center, reported on the following:**

- Commented regarding a need for job creation. The lack of jobs could create other issues, such as: a legal problem, increase high school drop out rate, and teenage pregnancy. The Workforce Alliance is trying to address these issues by offering classes on a daily basis: How to prepare resumes, interview, and proper dress code. In addition, a computer class, and a GED class is being offered. A key problem with many people is lack of transportation. Pam Nolan has worked very hard in trying to improve the transportation system in the Glades. Mr. Green hopes that the Belle Glade Business Park (100 acres) will attract new businesses.

**Iris Jackson, City of Belle Glade, Community Development (Representative for Barbara Spence), reported on the following:**

- Ms. Jackson commented that her office received a letter from Mr. Jonathan Brown regarding the Section 108 Program and the letter was sent to businesses in the Glades.

**Dale Erickson, Erickson Farms, reported on the following:**

- US Sugar – is having a lay-off, which will affect the small population in the Canal Point community.

## **Participant Updates and Comments** (Cont'd)

Mr. Gainer commented about a newspaper article: supposedly someone from Canal Point complained about crime at a meeting. Mr. Erickson commented about drug issues with a new family that moved into the area. Suggestions were made in helping resolve this problem. Mr. Gainer commented that when he was doing a study of the different areas, there was not a lot of crime data from the Glades area. Discussion ensued about crime in the Glades.

William Wynn commented that OCR would be doing a visioning charette in Canal Point very soon. Basically, a charette is to find out what the community wants and needs are. The community's involvement is important. Currently, OCR is doing a charette in Kenwood Estates, West Palm Beach. A Steering Committee is made up of community residents. All the community meetings held would lead up to what you would call a charette. The Kenwood Estates charette will be held on May 15<sup>th</sup> at 10:00a.m. – 4:00p.m. & May 21<sup>st</sup> at 7:00p.m. On the final day of the charette event the community's needs and wants will be presented. Questions were asked and discussion ensued about the charette process.

**Duane Gainer, P.B.C. Office of Community Revitalization (OCR), reported on the following:**

- In December '03, the Board approved \$2.9 million dollars to be allocated. On May 18<sup>th</sup>, OCR will make the recommendations for the Neighborhood Home Beautification Program.

**Denny Abbott, Employer Services Executive, P.B.C. Workforce Alliance, reported on the following:**

- USDA Grant – was just received. The grant will allow them to continue to get businesses certified in order for the businesses to get government contracts and subcontracts. He further discussed the requirements to be a HUB Zone certified business. The grant will also allow them to hire a Government Contract Procurement Specialist.
- Glades Business Directory – in the process of putting together a database for this directory. The directory will be on the website.

**Denny Abbott, Employer Services Executive, P.B.C. Workforce Alliance, reported on the following: (Cont'd)**

- Attended a meeting at FAU, in the small business development center, with a group called the Glades Business Consortium. The discussion was about what could they do to have an impact on the Glades. A business matchmaking day was scheduled and was held in the City Hall of Belle Glade. Eleven (11) businesses were selected, that have an opportunity, to sell a service or product to South Florida Water Management District. They were each asked to do a twenty (20) minute presentation. He further talked about what was discussed during that day. On June 3<sup>rd</sup>, another Business Matchmaking meeting will be held. These meetings are giving the Glades business owners an opportunity to directly meet with the people that can do business with them. He invited everyone to attend this meeting.

Pam Nolan gave direction to the Glades Business Park to meet for the tour.

**Adjournment:**

Mr. Gainer stated that if there are no other questions or comments, the meeting is adjourned. The next meeting will be on May 27, 2004. The group proceeded to TKM Farms for a tour.

Minutes prepared by:

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

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