

Glades Technical Advisory Committee (GTAC)

Meeting of June 24, 2004

9:30 – 11:00 a.m.

Belle Glade City Hall – Conference Room “B”

Minutes

Present at the meeting:

Ellen Kuba, P.B.C. Human Services of Belle Glade (Representative for Kathleen Cole)
Duane Gainer, P.B.C. Office of Community Revitalization (OCR)
Iris Jackson, City of Belle Glade, Community Development (Representative for Barbara Spence)
Elizee Michel, Westgate/Belvedere Homes CRA
Pam Nolan, P.B.C. Economic Development
Alan Schafler, CEO, EDGE
Sharon Sheppard, Westgate/Belvedere Homes CRA
Barbara Spence, City of Belle Glade, Community Development
William Wynn, P.B.C. Office of Community Revitalization (OCR)

Absent:

Denny Abbott, Employer Services Executive, P.B.C. Workforce Alliance
Debby Blauvelt, Glades Community Development Corporation
Ralph Butts, City of Belle Glade Community Development
Dale Erickson, Erickson Farms
Felicia Everett, City of South Bay
Joe Glucksman, Florida Housing Corporation
Douglas Green, City of Belle Glade, Workforce Development Center
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
Angela Morlok, Metropolitan Planning Organization (MPO)
Theresa Newton, USDA/Rural Development
Michael Sklar, P.B.C. Housing & Community Development (HCD)
Andrea Stephenson, Glades Initiative

Absent: (Cont'd)

Clifford Stuart, Stuart Farm
Alice Thompson, Pahokee Chamber of Commerce
Autrie Moore-Williams, Glades Community Development Corporation

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 (June '04 Meeting)

Mr. Gainer asked if there were corrections to the minutes. Alan Schafner, EDGE report – delete the sentence regarding focus is helping stockbroker businesses pass the incubators and replace with EDGE center helps businesses get started and expand. Kathleen Cole – revise statement regarding most of the clients are migrant workers. She commented that the organization works with everybody, any resident of the community that is at 150% or lower of the Federal Poverty guidelines. This being an agricultural community, they work with a lot of agricultural workers but not necessarily migrant workers.

Presentation - Elizee Michel & Sharon Sheppard Westgate/Belvedere Homes CRA

Mr. Gainer stated that Jose Sosa, Executive Director gave a presentation at the June 7th CCRT meeting. Mr. Lowery felt that the Westgate/Belvedere Homes CRA presentation would benefit the Glades area, since the Glades have the most recent CRA that has been approved by the Board of County Commissioners of Palm Beach County.

Ms. Sheppard began by giving a brief history of the Westgate/Belvedere Homes CRA and the process the CRA went through to put the Master Plan together. The Westgate/Belvedere Homes Community Redevelopment Agency (CRA) celebrated their 15th year in existence. The Westgate/Belvedere Homes CRA theme is a sense of place at a sensible taste. The Westgate/Belvedere Homes CRA was created in 1988 by the Board of County Commissioners (BCC) and was done through Chapter 163, Part 3 of the Florida Statutes. The border consists of west of Florida Mango, east of Military Trail, south of Okeechobee Boulevard & north of Belvedere Road. Currently, the CRA is made up of seven (7) volunteer Board members (whom are appointed by the BCC); Sharon Sheppard, Administrative Assistant; Jose Sosa, Executive Director; Elizee Michel, Redevelopment Specialist; and Americor volunteer (through LISC), part-time Housing Specialist.

Ms. Sheppard talked about TIF dollars. She explained that because of added construction (in 1999) raised their Tax Increment Financing (TIF). This means the County takes the difference from the base year and the advalorem Tax = the increase of TIF dollars. This allowed the organization to hire the additional staff mentioned above.

The CRA is approximately 2 square miles. According to the 2000 census, the population is 8,158. There are five (5) communities within the CRA: Westgate Estates, Golfview Heights, Sunset Heights, Lakeside Mobile Home Park, and Palm Beach Colony Mobile Home Park.

Ms. Sheppard discussed the Redevelopment Plan adopted in 1989, involving the main issues and infrastructure issues in the area. In 1996 projects completed were Westgate Avenue - the Board approved widening the street to a five lane highway, retrofitted the storm/water drainage system, constructed the streets & pavements, and water sewer & drainage. Currently, the CRA is working on the north Westgate infrastructure (Phase I & II).

Ms. Sheppard continued reviewing the pictures shown in the power point presentation of different events/activities, staff, residents, construction, and redevelopment projects.

Ms. Sheppard introduced Elizee Michel and stated that he will discuss the Master Plan, consensus and visions of the residents, and future projects.

Elizee Michel began with reviewing the Master Plan Map, which shows the visions of the community. The areas were color-coded indicating the results of the visions. Drainage is the number one priority or major issue in some areas in the Westgate/Belvedere Homes CRA. He talked about the C-51 and described the drainage issue in the Westgate/Belvedere Homes CRA. The C-51 Canal does not have enough capacity to receive all the water coming from Westgate and the Airport. In all the areas, the water cannot reach the C-51 for drainage. The CRA is in the process of coming up with measures that will alleviate this problem with the C-51.

Mr. Michel continued reviewing the pictures shown in the power point presentation. He reviewed future projects: Plan to extend Westgate to Old Okeechobee Boulevard; Second priority is completion of sanitary sewer for Golfview Heights; North Westgate Improvement Project; Westgate Avenue; and Westgate Corridor. In addition in the residential areas, the CRA would like to do home improvement to the appearance of existing homes. He talked about the Zoning Overlay, allowing the mix use of residential and commercial in the same location. He talked about projected increments for the future; imminent domain; and potential funding. Mr. Michel and Ms. Sheppard responded to a question about Lowe's or Walmart locating across from King's Academy. Mr. Michel talked about other future redevelopment plans to take place within the different

areas of the CRA. He mentioned past funding sources that helped with funding some of the projects and other future alternative sources that the CRA would be seeking some funding. He appreciates everyone's help and the CCRT with giving funds for some of the projects. At this point, the group discussed and gave suggestions regarding getting funding in resolving some of the issues. He asked if there were any questions.

Pam Nolan asked if the CRA helped people through the permitting process. Mr. Michel stated yes, the CRA provides some assistance.

Someone suggested placing the drainage above ground. Mr. Michel stated that space is an issue. The CRA has consultants looking at the best solution for the problem. The group further discussed the drainage issue and what other cities have done to resolve similar retention issue.

Mr. Gainer thanked Ms. Sheppard and Mr. Michel for coming and giving the presentation on what the CRA is doing in the Westgate/Belvedere Homes area.

Participant Updates and Comments

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

- She received a call from USDA and they are seeking more applications for Rural Business Enterprise Grants. The grants are for funding up to \$100,000. The USDA has grants for other than just a business. If you would like more information you may contact Theresa Newton at 683-2285, ext. 117.
- Development Regions Grant – She is sending out the contracts for Pahokee and Belle Glade.
- Impact Fee Program – maximum is \$10,000 or up to 50% of the total impact fee for businesses.
- Sewer Project (Belle Glade) – still waiting on some funding that was requested.

Ellen Kuba, P.B.C. Human Services of Belle Glade (Representative for Kathleen Cole)

- Grant writing – Kathleen Cole requested assistance with writing grants for the Glades area and has not received a response yet. Pam Nolan mentioned a consultant firm that will work with social services, organizations, etc. to get funds. She gave Ms. Kuba a business card to contact the company.
- Needs of the community – there is an urgent need for child care and for subsidized child care.

Participant Updates and Comments (Cont'd)

Alan Schafler, CEO, EDGE

- Last month the EDGE center raised \$1,500,000 to serve clients.
- Established a partnership link program – This program ties in all the professionals, businesses, organizations into the database or website.
- Youth Entrepreneurship Program – new program. There is over \$115,000 in funds for youth businesses.
- Working with several outside business interests to bring them to the Glades area.
- Met with the City Manager of Pahokee, and will be meeting with the City Manager of South Bay today to work on the economic development plans.

Pam Nolan mentioned that the Catalog Foundation is looking for applications for regional entrepreneurship centers.

Iris Jackson, City of Belle Glade, Community Development, reported on the following:

- New City Manager – is Ms. Irma Plumer.
- Attended two (2) groundbreaking ceremonies: 1) Abajon Estates, and 2) Dominion.
- Belle Glade Housing Renaissance Program - Infill House Groundbreaking on July 19th at 11:00 a.m..
- In July starting construction for two (2) replacement houses.

Ms. Sheppard inquired if anyone would be interested in funding for arts & humanity in community projects. Mr. Gainer feels that it is always important to have culture, music & arts. Ms. Sheppard will send him the information. Mr. Gainer mentioned what Lake Worth West is doing at the community center.

Pam Nolan inquired about the status of the charrette to be done for Canal Point. Mr. Wynn stated that OCR is still working on completing the charrette done for Kenwood Estates. Wallis Street is scheduled to happen next.

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Mr. Gainer talked about the Glades Tier and a meeting that he was involved in with Patrick Rutter, Principle Planner and a Consultant in discussion about the Glades Tier.

Adjournment:

Mr. Gainer stated that if there were no other questions or comments, the meeting is adjourned. The next meeting will be held on July 22nd.

Minutes prepared by:

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

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