

Glades Technical Advisory Committee (GTAC)

Meeting of January 25, 2007

9:30 a.m. – 11:00 a.m.

Belle Glade City Hall

Minutes

Present at the meeting:

David Broadbent, Canal Point, & Pastor of Canal Point United Methodist Church
Dale Erickson, Erickson Farms, Canal Point
Duane Gainer, P.B.C. Office of Community Revitalization (OCR)
Joe Glucksman, Florida Housing Corp.
Douglas Green, Workforce Development Center
Suzanne Harper, EDGE Center
Roswell Harrington, Pahokee Resident, & Repr. For Canal Point
Eric Lewis, City of South Bay
Angela Morlok, P.B.C. Metropolitan Planning Organization (MPO)
Pam Nolan, P.B.C. Economic Development
Barbara Bell-Spence, City of Belle Glade
William Wynn, P.B.C. Office of Community Revitalization (OCR)

1. Welcome and Introduction

Mr. Gainer introduced himself and asked everyone to introduce her or himself.

2. Review of Minutes (November meeting)

There were no corrections to the minutes.

3. Follow-up Issues (November meeting)

Mr. Gainer announced that there were several follow-up issues:

1. Denny Abbott asked how many mobile homes were in the Glades. Mr. Gainer commented that Verdenia Baker had requested OCR to do damage assessments in the Glades, after the last hurricanes, of all mobile homes (lot by lot). Mr. Gainer further stated that he has a spreadsheet report of this information. If anyone would like the report, he will send it via email. Dale Erickson asked when was this

report done. Mr. Gainer responded approximately 1 ½ years ago. Roswell Harrington requested a copy of the assessment report.

4. Presentation: Joe Glucksman, Florida Housing Corp.

Mr. Gainer briefly introduced Mr. Glucksman. He stated that he and Mr. Glucksman worked at the Private Industry Council, which is now the Workforce Alliance. Mr. Glucksman has been doing work with the Florida Housing Corporation. Mr. Glucksman is here to talk about the McCurdy Center Project.

Mr. Glucksman began by stating that he brought the site plans of the McCurdy project. The site is located at the old Lake Shore Middle School, off Dr. Martin Luther King Boulevard, West. The property is approximately 19 acres. About 9 acres is still being used and operating as an annex. He began to talk about the section of the 19 acres that the School District deeded over to the City of Belle Glade; which in turn had subleased a portion of the site to the Boys & Girls Club for an enrichment center, and to a strong sorority for a clubhouse. Mr. Glucksman also mentioned a portion of the site where the old cafeteria is leased to the Florida Housing Corporation for \$1 per year. Since that time, the organization has purchased that portion of the site. The remaining portion of the 9 acres, which is still owned by the School District, is leased to the Board of County Commissioners for twenty (20) years, and subleased to the Boys & Girls Club for two (2) ten (10) year standards. The remaining 6½ acres will be the site of the McCurdy Center. The initial plan for the project was to build a community center on the SE corner of the property. However because of cost, the plans were redesigned and the specifications were revised. The Florida Housing Corporation eliminated the community center building, eliminating the community center cut the \$10 million dollar project cost down by \$2 million dollars. Mr. Glucksman stated that the functions of the community center would be included in the assisted living facility, administrative, and community hub building. Mr. Glucksman distributed packets that included the facilities functions, such as: congregated meal sites, nutritional counseling, social service coordination, wellness center, adult daycare & etc. These services will be available 24 hours, 7 days per week to the center's residents.

Also included in the site plan is a community park. While surveying the property, the Florida Housing Corporation staff noticed a great deal of traffic (kids coming from the schools) walking through the project site. Therefore pathways will be created to give the children access to walk through the property safely. The park site will be open to the community.

Next Mr. Glucksman talked about the residential element of the project. The residential building is a two (2) story, 93 unit assisted living facility. All of the units will be one-bedroom/one bathroom. The units are for single occupancy, with the exception for couples. The Florida Housing Corporation has no objections to couples living on the site.

Mr. Glucksman further stated that in the center of the site would be the Administrative & Community building. The building will be a two-story building with an atrium area.

The GTAC group began to view the site plans and discussed the following: parking, independency/self sufficient living, how long will the construction of the site take (1 year after the ground has been broken), design (county) codes, landscaping, jobs generated (between 35 to 40), and eligibility criteria.

Eric Lewis inquired if the surrounding residents or property owners were notified of the proposed project. Mr. Glucksman commented that it was brought before the Board of County Commissioners and there have been several community meetings, and newsletters & flyers were sent out. Mr. Lewis also inquired if the project fits into the cities future redevelopment plans. The group commented yes but it is not a part of the CRA. Mr. Glucksman commented that this is the biggest thing that kicks off the CRA.

Dale Erickson inquired about the construction type of the building (modular). He asked about the history on this type of facility with this type of construction. Mr. Glucksman commented that there has been modular concrete construction for single-family & multi-family homes throughout the nation. In South Florida it is very rare to see. He also mentioned a study was done and provided to the Florida Housing Finance Corporation in reference to this type of modular compared to other types of modular.

Roswell Harrington inquired about auxiliary power supplies for the facility. Mr. Glucksman commented that the facility would have an emergency generator.

Mr. Harrington inquired about the long-term commitment to maintain the ALF function of the facility. Mr. Glucksman commented that it would be a forty- (40) year commitment with the State; and a fifty- (50) year commitment for the project.

Suzanne Harper commented regarding the muck in the Glades. She stated that after a while the houses in Belle Glade lose dirt around them. She inquired about how is Mr. Glucksman addressing the muck issue. Mr. Glucksman commented that the site would be demucked and replaced with

clean fill. The dirt will be covered with sod and an irrigation system will be installed.

Mr. Glucksman provided the group with literature on the services being offered at the facility. He further mentioned some of the services. Also he talked about the developmental, and operational cost for the facility.

Pam Nolan suggested several organizations that could possibly help with the cost of the facility, such as: 1) Community Housing Trust Fund and 2) Economic Set-a-Side Program.

Douglas Green asked Mr. Glucksman to consider contacting the Workforce Alliance for the purpose of seeking employees for the facility. He stated that the organization is able to identify as many people as he would need for employment. Mr. Green asked that the Florida Housing Corporation try to employ as many people from the local community for the McCurdy Center. Mr. Glucksman provided a packet, which included a section with the anticipated positions. He stated that there are approximately thirty-six (36) full-time permanent jobs that will be created. He would like to fill all thirty-six (36) positions with people from the Glades. He anticipates the facility to be completed by April '08.

Mr. Erickson inquired about how did they come up with the name McCurdy for the facility. Mr. Glucksman explained the school that operated on the existing site had one (1) principle for the entire time the school was functional. The principle's name was Charles McCurdy.

Lastly, Mr. Glucksman commented regarding the economic impact of this facility in the community. He stated that he provided Duane Gainer with a copy of a study. To his knowledge this is the only economic impact study of assisted living into a community in the United States ever to qualify. NCB Developing Corporation prepared the study.

5. Participant Updates/Comments:

Duane Gainer, OCR Staff, reported on the following:

- Resident Education To Action Program (REAP) – Begins in the Glades tonight. Approximately 20 to 30 people registered. The sessions are on Thursday's for six weeks, 6:00p.m. – 8:30p.m. at the Community College.
- Canal Point Visioning Workshop – The workshop will be on Saturday, January 27th, 10:00a.m. – 3:00p.m. at the elementary school.

5. Participant Updates/Comments: (Cont'd)

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

- Development Regions Workshop – to be held on January 30, 2007, 3:00p.m. at Workforce Alliance. She brought applications for the group. The purpose of the meeting is to discuss small business opportunities.
- Lake Okeechobee Scenic Trail – Two (2) of the projects done are the Amphitheatre, and the Marina. She talked about the entryway designs and easements needed in order to construct the designs. She is looking for a building to meet with all the residents. Ms. Nolan asked someone to look into having the meeting at the Dolly Hand Building.
- South Bay's Inter-local Agreement – The CCRT went to the BCC in November '06.
- Appropriation Request – 2.5 million dollars for beautification along the canals within the cities.

Ms. Bell-Spence inquired about the status of the Local Area Program (LAP) certification. Ms. Nolan stated she did not know. She asked Eric Lewis if he had any comments. Mr. Lewis stated that the Engineers are working on it. Ms. Nolan stated to Ms. Bell-Spence that her contact person is Barbara Handrehan, FDOT. She is the contact person to work on the process; which is a six (6) month process.

Angela Morlok, MPO, reported on the following:

- Clewiston/Belle Glade Commuter Route – The number of rider's are increasing every year. This is a small vehicle, twelve seats, and two wheelchairs. They were able to obtain five (5) years of full funding from the State. The funds will be exhausted in December. She will be making a proposal to Palm Tran and Palm Tran will have to make a decision on whether the route should continue; and if it does who pays for it.
- Railroad Project – has been worked out with FEC. They have permission now to use the site and the tracks. Additionally, they still need permission from US Sugar.

5. Participant Updates/Comments: (Cont'd)

Roswell Harrington, Pahokee Resident, & Repr. For Canal Point, reported on the following:

- Roswell Harrington announced that Hendry County would be hiring a new County Administrator.
- Train that goes around the lake – Where does MPO and FEC stand on this issue. Ms. Morlok commented that there has been some discussion. She does not think there is an official study on the way yet. The MPO is looking at proceeding to do a total transportation study in the Glades region.
- Glades Area Representative – He inquired if the representative is attending the meetings. Ms. Morlok responded no.
- Faith Based Disaster Assistance – A meeting is being held tomorrow, January 26th, 9:00a.m, at the Community United Methodist Church in Belle Glade. They will be doing a tour of the Glades to look at long-term recovery projects.
- Mobile Homes for farm workers – Mr. Harrington met someone on yesterday from the Indiantown Non-profit Housing, Inc. – The organization has a \$100,000 grant. Also, the organization owns approximately fifty (50)- FEMA mobile homes. The mobile homes are for any farm worker that needs hurricane based emergency housing. There is a cost for the mobile homes, but no cost for the setup of the mobile home. Please contact Mr. Harrington at (561) 755-0114 for further information. Mr. Harrington also mentioned available vacant lots where the mobile homes will/could be placed. Also, you may contact Delia Garcia, at (772) 597-3667 in reference to the mobile homes.

David Broadbent, Canal Point, & Pastor of Canal Point United Methodist Church, reported on the following:

- He had a concern with the \$5,000 setup fee for the mobile homes, especially when the resident have already suffered economically after the hurricanes.

Mr. Harrington commented that on April 24th is the deadline for residents to reside in the FEMA mobile homes. The residents can no longer reside in the mobile homes. If a person has the total funds, they can purchase the mobile home from FEMA. FEMA is getting out of the mobile home business.

6. Adjournment of Meeting:

The next GTAC meeting is scheduled for February 22, 2007, 9:30a.m. in Pahokee. The next Countywide Community Revitalization Team (CCRT) meeting is February 12th, 10:00a.m. at the Clayton Hutcheson Building.

Minutes prepared by:

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

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