

**MINUTES
LAKE CLARKE SHORES
COMMUNITY REDEVELOPMENT AGENCY
MARCH 12, 2024**

Immediately following the Town Council Meeting

1. Call to Order and Roll Call

Chairman Gregory Freebold, called the meeting to order at 7:31 p.m.

The following officials were present:

Chairman Gregory Freebold
Commissioner Jon Maples
Commissioner Bridget Keating
Commissioner Taylor Materio
Commissioner Christy Maasbach

2. Audience Comments

A. None

3. Approval of Agenda

Motion made by Commissioner Maples to approve the agenda, seconded by Commissioner Materio; Motion approved (5-0).

4. Approval of Consent Agenda

A. Approval of the Minutes of the November 14, 2023 Community Redevelopment Agency.

Motion made by Commissioner Keating to approve the consent agenda, seconded by Commissioner Maples; Motion approved (5-0).

5. Presentation

A. 2022/2023 LCS Community Redevelopment Agency Annual Report – Joseph F. Lo Bello, Executive Director

Mr. Lo Bello noted that Florida Statutes require all CRAs to file annual reports. He explained that the CRA receives funding from Palm Beach County and the Town based on the amount of taxes collected over the base tax established in 2016 when the CRA was created. He noted that the property values within the Forest Hill Boulevard corridor continue to increase. He discussed the number of new businesses that have opened and the number of building permits that have been issued in the CRA during the past year.

He noted that the CRA now has funds available for use and gave examples of what can be done to have quality developmental growth within the CRA. He stated that it is up to the CRA Commissioners to decide what to do next.

Commissioner Maples asked how much the base tax was in 2016 and if the Town property located at 6900 West Lake Drive is located within the CRA.

Mr. Lo Bello noted the base value is approximately \$24 million and 6900 West Lake Drive is outside the CRA boundary.

Commissioner Maasbach asked if buildings could be demolished or remodeled as part of the redevelopment of the area.

Mr. Lo Bello noted it could be both as long as it would provide quality development in the area.

Commissioner Materio asked if there is a plan in place for the CRA.

Mr. Lo Bello explained that there is a plan in place but there are different ways to make it happen. He noted that he is willing to meet individually with the Commissioners to provide them with the background information on the CRA and to explain some of the changes that can be made to improve the area.

Chairman Freebold noted that one of the proposed changes would be to move the buildings closer to the roadway and have parking in the back. He asked Chief Craig Spiegelhalter, PBC Fire Rescue, how changes like this would affect their response times. It was noted that changes such as that would need to be reviewed and approved by PBC Fire Rescue before any building permits are issued.

6. New Business

A. Approval of 2022/2023 LCS Community Redevelopment Agency Annual Report

Motion made by Commissioner Maples to approve the 2022/2023 LCS Community Redevelopment Agency Annual Report, seconded by Commissioner Materio; Motion approved (5-0).

B. Discussion on Lights for Community Park – Joseph F. Lo Bello, Executive Director

Mr. Lo Bello noted that more people are utilizing Community Park now that the pickleball courts are open and they are using the courts in the evening hours. He stated that Town Hall Park has a lighted parking area and basketball courts. He noted the need for additional lighting at Community Park to be able to utilize the park in the early evening hours. He noted that the whole park can be lit or just the parking area. He explained that the Town would need to go out for bids for the project and the contractors could be directed to provide two quotes, one for lights for the whole park and the other for just the parking lot.

There was discussion on the length of time the lights are on at Town Hall Park, how long they would/could be on at Community Park, the hours each park is open and the type of lights to be installed. They also discussed the projects that can be done using CRA funds and the area surrounding Community Park.

The Commissioners all agreed that additional lighting at Community Park would be good for the safety of park patrons when using the park and for security purposes after the park closes.

7. Commissioner Comments

Commissioner Maasbach – nothing to add at this time.

Commissioner Materio – noted that she was excited to review the information on Community Park and thanked staff for their work on the annual report.

Commissioner Keating – noted that she is excited about the possibilities that can take place within the area and the ideas that were brought to the table during the meeting.

Commissioner Maples – thanked the previous Commissioners for their work to get the CRA started and noted that he is excited to see the CRA moving in the right direction.

Chairman Freebold – noted that the parking lot at Town Hall is designated as a safe place for divorced or separated parents to exchange custody of their children. This takes place at various hours of the day so it is very important to have lights in the parking lot.

He asked Mr. Lo Bello if the installation of cameras from a safety perspective would be an allowable expense for the CRA. Mr. Lo Bello noted that the Town is working on adding additional cameras to all Town parks.

Chairman Freebold reminded everyone of the Children’s movie night event at Town Hall Park on March 15th and invited everyone to come and enjoy the movie under the “Big Tent”.

8. Adjournment

Commissioner Keating made a motion to adjourn the meeting at 7:59 PM, seconded by Commissioner Maasbach; Motion approved (5-0).

Gregory Freebold, Chairman

Mary Pinkerman, Clerk