

**MINUTES
LAKE CLARKE SHORES
COMMUNITY REDEVELOPMENT AGENCY
JULY 9, 2019**

1. CALL TO ORDER AND ROLL CALL:

Chairman Valentin Rodriguez, Jr. called the meeting to order at 7:04 p.m.

The following members and officials were present:

Chairman Valentin Rodriguez, Jr.
Vice Chairman Paul R. Shalhoub
Commissioner Robert M. W. Shalhoub
Commissioner Gregory Freebold

2. APPROVAL OF AGENDA

Motion made by Vice Chairman Shalhoub to approve the agenda, seconded by Commissioner Freebold; Motion approved (4-0).

3. APPROVAL OF CONSENT AGENDA

- A. Approval of the Minutes of the March 12, 2019 Community Redevelopment Agency Meeting.

Motion made by Vice Chairman Shalhoub to approve the consent agenda, seconded by Commissioner Freebold; Motion approved (4-0).

4. PRESENTATION:

- A. **Proposed Budget for 2019/2020 Fiscal Year**

Mr. Clark noted that CRA will receive \$21,244 in TIF from Palm Beach County and \$25,347 from the Town. He noted the expenditures for the Financial Consultant, Forest Hill Boulevard median maintenance and for staff training. He also noted that any remaining balances would go towards the New Business Development Incentive Projects.

Motion made by Vice Chairman Shalhoub to approve the 2019/2020 Proposed Budget, seconded by Commissioner Shalhoub; Motion approved (4-0).

5. NEW BUSINESS:

- A. Approval of Incentive Agreement for Sushi Jo IV D/B/A Jo Bistro

Mr. Clark noted that the CRA Board approved Resolution #2018-02 that created business incentives for certain types of businesses that open within the CRA since there could not be any unappropriated funds left over at the end of the fiscal year. He stated that an offer was made to Mr. Joe Clark, owner of Jo Bistro, to pay one half of the cost to install the grease trap that was needed for the restaurant to open in the plaza. The offer also included paying the water utility bill for Jo Bistro each month for 12 months.

He noted that this particular agreement is for Jo Bistro and that other businesses could be offered their own specific agreement when the time comes. He noted that Mr. Schoech reviewed the agreement and stated that it was sound.

Motion made by Vice Chairman Shalhoub to approve the Incentive Agreement for Jo Bistro, seconded by Commissioner Shalhoub; Motion approved (4-0).

Mr. Clark discussed being allowed to authorize up to \$10,000 in expenditures without having to wait for a CRA Board Meeting to get approval from the Commission. He noted that would make it easier to offer incentives to businesses, since the CRA only meets every other month. It was noted that he is already allowed to do this for Town in the Town's Procurement Policy.

6. AUDIENCE COMMENTS:

None

7. COMMISSIONER COMMENTS:

Chairman Rodriguez asked if CRA funds could be used for special events within the CRA. Mr. Clark noted that funds can only be used according to State Statutes and the expenditure must follow the LCS CRA Plan. He stated that since the Plan does not include anything about using money for events, it would not be an allowable expense.

Mr. Clark asked about his request to be allowed to authorize up to \$10,000 in expenditures without first obtaining approval from the Commission.

Motion made by Commissioner Freebold to allow Mr. Clark to authorize up to \$10,000 in incentives without having to wait for a CRA Board Meeting to obtain approval from the Commission, as long as the incentive is within the constraints of the CRA Plan, seconded by Vice Chairman Shalhoub for discussion.

Motion was amended by Vice Chairman Shalhoub to include that Mr. Clark would need to discuss the proposed incentives with each individual Commissioner before providing the incentive, the amended motion was seconded by Commissioner Freebold.

The motion to allow Mr. Clark to authorize up to \$10,000 in incentives without having to wait for a CRA Board Meeting to obtain approval from the Commission.

as long as the incentive is within the constraints of the CRA Plan and as long as Mr. Clark discusses the proposed incentives with each individual Commissioner before providing the incentive was approved (4-0).

8. ADJOURNMENT:

Vice Chairman Shalhoub made a motion to adjourn the meeting at 7:18 p.m., seconded by Commissioner Shalhoub; Motion approved (4-0).

Chairman Valentin Rodriguez, Jr.

Mary Pinkerman, Clerk