

LAKE CLARKE SHORES  
COMMUNITY REDEVELOPMENT AGENCY  
SEPTEMBER 12, 2017  
AGENDA

TENTATIVE  
SUBJECT TO  
REVISION

*Immediately following Regular Town Council Meeting*

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**I. CALL TO ORDER, ROLL CALL**

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

Daniel Clark, Executive Director  
Mary Pinkerman, Clerk  
Charles Schoech, Legal Counsel

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF CONSENT AGENDA**

- A. Approval of the Minutes of the July 11, 2017 Community Redevelopment Agency Meeting.

**IV. PRESENTATION:**

*Note: CRA Budget was discussed earlier in the evening during the First Public Hearing 2017/2018 Budget*

**V. NEW BUSINESS:**

- A. Approval of Resolution #2017-01 - submitting proposed 2017/2018 Fiscal Year CRA Budget to the Lake Clarke Shores Town Council for adoption as part of the Lake Clarke Shores 2017/2018 Town Budget on September 26, 2017.

**VI. AUDIENCE COMMENTS:**

**VII. COMMISSIONER COMMENTS:**

**VIII. ADJOURNMENT:**

Notice: If an individual decides to appeal any decision made by the Lake Clarke Shores Community Redevelopment Agency with respect to this meeting, he/she will need a record of the proceedings and for this purpose, he/she needs to ensure that a verbatim record of the proceedings is made (F. S. 286.0105). The Town of Lake Clarke Shores does not prepare or provide such verbatim record. Pursuant to the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this meeting, please advise the Town at least two (2) calendar days before the meeting by contacting the Town Clerk at (561) 964-1515, Ext. 10.

**MINUTES  
LAKE CLARKE SHORES  
COMMUNITY REDEVELOPMENT AGENCY  
JULY 11, 2017**

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**I. A) CALL TO ORDER AND ROLL CALL:**

Chairman Gregory Freebold, called the meeting to order at 7:44p.m.

The following members and officials were present:

Chairman Gregory Freebold  
Vice Chairman Valentin Rodriguez, Jr.  
Commissioner Robert M. W. Shalhoub  
Commissioner Paul R. Shalhoub  
Commissioner John Studdard  
Daniel Clark, Executive Director  
Mary Pinkerman, Clerk  
Charles Schoech, Legal Counsel

**II. APPROVAL OF AGENDA:**

**Commissioner Robert M. W. Shalhoub made a motion to approve the agenda, seconded by Commissioner Paul R. Shalhoub; Motion approved (5-0).**

**III. APPROVAL OF CONSENT AGENDA:**

A. Approval of the Minutes of the November 15, 2016 Community Redevelopment Agency.

**Commissioner John Studdard made a motion to approve the consent agenda, seconded by Commissioner Paul R. Shalhoub; Motion approved (5-0).**

**IV. PRESENTATION:**

A. Proposed Budget for 2017/2018 Fiscal Year

Executive Director Daniel Clark noted that the revenue for the Lake Clarke Shores Community Redevelopment Agency consists of a percentage of the increase between the property values in 2016 and the following years within the Community Redevelopment Area.

He discussed the revenue and expenses that are included in the proposed 2017/2018 CRA Budget.

Commissioner John Studdard noted that all of the expenses must be included in the Community Redevelopment Plan. He asked about the probability of the taxable value continuing to increase each year. Mr. Clark noted that he expects the taxable value to increase due to the improvements that will be made along the Forest Hill Boulevard corridor.

Commissioner Robert M. W. Shalhoub noted that one of the reasons that the CRA was created was because of the stagnant property values along the Forest Hill Boulevard corridor. When the corridor is improved, the increase in the property values will benefit the Town and Palm Beach County.

Commissioner Valentin Rodriguez, Jr. noted that property values for the Town and surrounding areas could also increase due to the proposed Blueway Trail boat lift project.

Mr. Clark noted that approximately eight years ago, Dr. Mohaupt installed a sewer lift station for his office located at 1825 Forest Hill Boulevard. This lift station was just donated to the Town. The lift station will allow for sewers along the north side of Forest Hill Boulevard, which will further increase the property values in the area.

**Commissioner Paul Shalhoub made a motion to approve the proposed 2017/2018 CRA Budget, second by Commissioner John Studdard; Motion approved (5-0).**

**V. NEW BUSINESS:**

- A. Approval of schedule of 2017/2018 meeting dates for the Lake Clarke Shores Community Redevelopment Agency.

**Commissioner Paul Shalhoub made a motion to approve the 2017/2018 meeting dates, seconded by Commissioner John Studdard; Motion approved (5-0).**

**VI. AUDIENCE COMMENTS:**

*Note: Jonathan Maples, 6401 Travis Road spoke during the CRA Meeting. He discussed issues relating to the Town, not items that were related to the CRA. As such, his comments have been included in the Audience Comments section of the Town Council Meeting minutes.*

**VII. COMMISSIONER COMMENTS: none**

**VIII. ADJOURNMENT:**

**Commissioner Paul Shalhoub made a motion to adjourn the meeting at 8:06 PM, seconded by Commissioner Valentin Rodriguez; Motion approved (5-0).**

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Chairman Gregory Freebold

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Mary Pinkerman, Clerk

**RESOLUTION NO. 2017-01**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY SUBMITTING A 2017/2018 FISCAL YEAR BUDGET TO THE TOWN OF LAKE CLARKE SHORES TOWN COUNCIL FOR ADOPTION.**

**WHEREAS**, the Town Council of the Town of Lake Clarke Shores formed a Community Redevelopment Agency (CRA), pursuant to *Florida Statutes*; and

**WHEREAS**, the Lake Clarke Shores CRA has all of the powers and responsibilities of a Community Redevelopment Agency in accordance with Florida law; and

**WHEREAS**, the Town Council of the Town of Lake Clarke Shores appointed the members of the Town Council to serve as the Governing Body of the Lake Clarke Shores CRA; and

**WHEREAS**, the Lake Clarke Shores CRA has prepared a budget governing operating and capital expenditures for the 2017/2018 Fiscal Year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY THAT:**

**SECTION 1:** The Lake Clarke Shores CRA 2017/2018 Fiscal Year Budget is hereby submitted to the Town Council of the Town of Lake Clarke Shores for adoption on September 26, 2017. A copy is attached hereto as Exhibit "A" and incorporated herein.

**SECTION 2:** This Resolution shall be effective immediately upon passage.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**LAKE CLARKE SHORES COMMUNITY REDEVELOPMENT AGENCY**

	FOR	AGAINST
BY: _____ Gregory Freebold, Chairman	_____	_____
_____	_____	_____
Valentin Rodriguez, Jr., Vice Chairman	_____	_____
_____	_____	_____
Robert M. W. Shalhoub, Commissioner	_____	_____
_____	_____	_____
Paul R. Shalhoub, Commissioner	_____	_____
_____	_____	_____
John Studdard, Commissioner	_____	_____

**ATTEST:**

By: \_\_\_\_\_  
Mary Pinkerman, Clerk

**TOWN OF LAKE CLARKE SHORES  
FINAL BUDGET FOR FISCAL YEAR 2017 - 2018  
Community Redevelopment Agency**

CRA Base 2016 Value           \$24,686,639.00

	<u>2014 Actual</u>	<u>2015 Actual</u>	<u>2016 Actual</u>	<u>2016 Budget</u>	<u>April YTD Actual</u>	<u>2017 Budget</u>	<u>2018 Draft</u>	<u>% Change</u>
CRA Taxable Value							\$ 27,066,678	
Tax Increment							\$ 2,380,039	
<b>CRA Revenue Summary</b>								
33790 County TIF Contribution	\$	N/A	\$	N/A	\$	N/A	\$	N/A
34361 Town TIF Contribution							10,811	
34362							14,198	
34366								
<b>Revenue Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,009</b>	
36110 Interest Income								
36310 Special Assessment								
36990 Other Misc.Revenue								
<b>Miscellaneous Revenue</b>								
<b>TOTAL WATER &amp; SEWER REVENUES</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 25,009</u>	

**TOWN OF LAKE CLARKE SHORES  
FINAL BUDGET FOR FISCAL YEAR 2017 - 2018  
Community Redevelopment Agency**

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		<u>2014 Actual</u>	<u>2015 Actual</u>	<u>2016 Actual</u>	<u>2016 Budget</u>	<u>April YTD Actual</u>	<u>2017 Budget</u>	<u>2018 Draft</u>	<u>% Change</u>
<b>CRA Expense Summary</b>									
51200	Regular Salaries	\$					\$		
51400	Overtime & Sick								
52100	FICA								
52101	Medicare Taxes								
52200	Pension Contribution								
52300	Life & Health Insurance								
	<b>PERSONAL SERVICES</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	
53100	Professional Services								
	Engineers								
	Legal								
	Special								
53102	Consulting Finance Professional								
53105	Wastewater System Study								
53200	Accounting & Auditing								
53400	Other Contractual Services								
53402	Purchased Water - Village of Palm Springs								
53403	Purchased Water - City of Lake Worth								
53401	FHB Median Maint.							10,000	
53406	Lawn Maintenance								
53408	Purchased Water - PBC								
54000	Travel & Per Diem								
54100	Communications								
54200	Postage								
54301	Electricity								
54304	Utility Sewer Charges - City of Lake Worth								
54305	Utility Sewer Charges - PB County LCSS								
54400	Rental & Leases								
54401	Rent - Town Hall								
54500	Insurances								
54600	Repair & Maintenance								
54601	Vehicle Repair & Maintenance								
54700	Printing & Binding								
54900	Other Current Charges (Fiber Opts)								
54901	Advertising								
54906	Depreciation Expense								
54907	Amortization Expense								
55100	Office supplies								
55200	Operating Supplies								
55201	Gas & Oil								
55202	Uniforms								
55400	Books, Dues, Education							4,400	
	<b>OPERATING SUPPLIES</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 14,400</u>	

**TOWN OF LAKE CLARKE SHORES  
FINAL BUDGET FOR FISCAL YEAR 2017 - 2018  
Community Redevelopment Agency**

CRA Base 2016 Value            \$24,686,639.00

	<u>2014 Actual</u>	<u>2015 Actual</u>	<u>2016 Actual</u>	<u>2016 Budget</u>	<u>April YTD Actual</u>	<u>2017 Budget</u>	<u>2018 Draft</u>	<u>% Change</u>
56200 Building								
56300 Improvements Other Than Buildings Renewal & Replacement								
56303								
56310								
56311								
56312								
56313								
56400								
<b>CAPITAL OUTLAY</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>\$ 0</u>	<u>\$ 0</u>	
57100 Debt Service(DS) Principal:Balance Sheet Item								
57200 DS Interest								
57300 Other Debt Service Costs New Debt Service								
<b>DEBT SERVICE</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	
54903 Admin Fees								
<b>TRANSFERS</b>	<u>0</u>	<u>0</u>	<u>0</u>		<u>0</u>			
59300 Non Operating	-	-	-	-	-	-	-	
<b>CONTINGENCY</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<b>TOTAL CRA EXPENSES</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 14,400</u>	
<b>NET REVENUES OVER (UNDER)</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,609.00</u>	