Tuesday, October 25, 2022

Lake Park CRA Presentation

Slide 1

- Good evening, thank you for the opportunity to present our project to the CRA and the public.

- I am Amy Angelo, owner and founder of Oceana Coffee, along with my husband Scott Angelo. We are both also partners in the other businesses presented in this project.

- We are grateful and honored to be considered for such a generous grant from the Town of Lake Park CRA. This grant will make this project possible and will effect tremendous growth for our business, and the Town of Lake Park.

Slide 2

- In a brief overview, we will cover the following…..Overview of the project

Slide 3

- This project brings a unique opportunity to have 3 collaborative businesses under one roof that will support each other and the local community with jobs and business opportunities.

- Oceana Coffee

- Kiss Kitchens

- Florida Canning

Slide 4

Oceana Coffee is Palm Beach County's first and only award winning specialty coffee roaster established here in Palm Beach County in 2009. A start up born from pure passion, this company sprang from a pure desperate need for great coffee and a popcorn popper on the back porch, moving quickly to the garage, then our first location on Old Dixie Hwy in Tequesta.

Slide 5

KISS Kitchens is a start up business and the first of it's kind here in Palm Beach County. Kiss Kitchens will offer professional, commercial kitchen space by the hour in a state of the art facility. What make KISS kitchens unique and first of it's kind, are the small spaces that can be rented annually by local food entrepreneurs. This will allow for local food businesses to test a concept, in their own small kitchen, for a much lower entry fee and ultimately scale to a larger business.

Also, unique to this site is the logistics area and extra storage capacity for businesses to utilize/rent on an as needed basis. This will allow businesses to scale faster and at a much lower cost than building their own warehouse and storage facility to fill large purchase orders when they come in. Oceana Coffee knows this dilemma first hand and these experiences of having to turn down large po's because of lack of infrastructure. This facility will help facilitate growth and foster small businesses to greater success than we have seen in the past.

Slide 6

Ghost Kitchens are food businesses that operate out of a shared facility like the one we are building, utilizing pick up and delivery as their main pathway to the consumer. Customers can order through apps on their phone or utilize delivery companies to order and have their meals delivered. This concept has become very popular during the pandemic and people have realized the convenience and sometimes cost savings of these meal delivery and meal prep services. At KISS kitchens we have 3 larger kitchens that can be utilized on an hourly basis through a membership format that will allow for many more businesses to utilize the space and become a true culinary hub in Lake Park. These kitchens will be utilized by caterers, healthy food prep companies, meal delivery services, and various take out concepts.

Slide 7

Florida Canning is a micro canning line that will allow for canning of specialty coffee beverages as well as other craft beverages that can be imagined and canned. Florida Canning will offer white label canning service, meaning that any business can bring their approved liquids to be canned for sale to the public. Lake Park could develop their own brand of water to sell with a label designed that displays the unique qualities of Lake Park, as an example. Florida canning will take the burden of the heavy lifting away from small coffee companies, tea companies, breweries and distilleries that may not have the capital to purchase their own canning line.

Florida canning will also handle the labeling, filling, and palletizing of product, ultimately storing this product on site until pick up is scheduled. This kind of service does not exist currently in our South Florida market.

Slide 8
Economic Growth

Slide 9 | **5 year numbers**

The economic impacts of this project can be measured according to the number of jobs that will be created locally, the construction costs associated with this project, and the projected outcomes of the revenues generated by these new and expanded businesses.

Additional economic impact is realized by these new and expanded businesses spending their money locally for goods and services provided by other businesses in Palm Beach County.

Palm Beach County itself is positioned as one of the lenders in this project. These numbers are derived from software used by the county to evaluate lending opportunities.

Slide 10 | **10 year numbers**

This slide further extrapolates the impact of the continuing job growth in Palm Beach County centered in Lake Park as a result of this project.

Slide 11

The Numbers explained- where did these numbers come from

Slide 12

www.remi.com

Remi is an economic modeling software employed by the county.

"The next generation of economic modeling that builds confidence in your policy recommendations and examines the economic future of your region."

Slide 13

Key factors that support this growth:

-The nature of local dollars being spent locally

-Jobs created- what kind of jobs are we creating? SLIDE 14 & 15

-Increased revenue= sales tax dollars SLIDE 16

-Property value at the improved site SLIDE 17 & 18

-Positive impact to the community-stable jobs and increase of population visiting Lake Park for the new goods and services on a daily basis as well as new employees commuting and looking to call Lake Park home in our residential neighborhoods. This has the potential to increase the demand for residential properties in Lake Park, ultimately positively impacting home values and the tax base in Lake Park with property taxes. SLIDE 19

Slide 20

Local partners making this comprehensive project possible….

Slide 21

Closing remarks and gratitude for the support of this project and generous opportunity of grant funds provided by the Lake Park CRA.