

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY
WORKSHOP MEETING
CITY OF LAKE WORTH
CONFERENCE ROOM
TUESDAY, APRIL 22, 2014
6:00 P.M.**

I. ROLL CALL:

The Recording Secretary called the meeting to order at 6:07 p.m. on the above date in the City of Lake Worth Conference Room located at 7 North Dixie Highway, Lake Worth, Florida.

Present were CRA Members Madyln McKendry, Sue Stevens, Chip Guthrie & John Paxman.

Also present was CRA Director, Joan Oliva

II. PLEDGE OF ALLEGIANCE:

III. APPROVAL OF MINUTES:

a. December 10, 2013

Action: Motion was made by Ms. Stevens to approve the December 10, 2013 minutes seconded by Mr. Guthrie.

Vote: All Ayes

b. February 11, 2014

Action: Motion was made by Ms. Stevens to approve the February 11, 2014 minutes seconded by Mr. Guthrie

Vote: All Ayes

IV. AGENDA – ADDITIONS/DELETIONS/REORDERING:

Staff requested that the Board move Action Item VII.a. before presentations.

Action: Motion was made by Mr. Paxman to approve the agenda as amended seconded by Ms. Stevens.

Vote: All Ayes

V. PUBLIC PARTICIPATION ON NON-AGENDAED ITEMS (3 minute limit):

VI. ACTION AGENDA: (re-ordered)

a. La Joya Villages- Approve Subordination Clause

La Joya, the 55 unit, apartment complex by La Joya Villages, Ltd. began construction in January 2014. This project was primarily funded through the CRA with NSP-2 monies from the Federal government. As with many large-scale projects, funding was needed from various sources, including both private and public resources. Although the project is receiving the majority of its funds from bonds issued by the Housing Finance Authority of Palm Beach County, La Joya also received financing from Housing Partnership, Inc., and Nationwide Capital, LLC. In order to meet all of its financing obligations, La Joya Villages, Ltd. also required additional gap financing from Palm Beach County. Palm Beach County (the "County") will provide funding in the amount of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) through the use of funds from the County's HOME loan program.

A condition of the County providing the HOME loan is that the CRA, Nationwide, and Housing Partnership agree to subordinate their interests to the County's interests. Pursuant to the proposed Subordination Agreement, the parties intend that the County's mortgage for the HOME loan shall be inferior to the Housing Finance Authority's mortgage which has been assigned to U.S. Bank National Association, and the second mortgage held by Community and Southern Bank. The County's mortgage will, however, be superior to the CRA's mortgage, the

Nationwide mortgage, and the HPI mortgage. This results in the County having a third lien position, CRA having a fourth lien position, Nationwide having a fifth lien position, and HPI having a sixth lien position.

If the CRA does not agree to the Subordination Agreement, the County will not provide the HOME funds to La Joya Villages, Ltd. for the construction of La Joya Villages. At this time, the CRA Board should consider the request to approve the Subordination Agreement.

Action: Motion was made by Mr. Guthrie to approve the Subordination Agreement between Palm Beach County, Housing Partnership, Inc., Nationwide Capital, LLC, and La Joya Villages, Ltd. Seconded by Mr. Paxman.

Vote: All Ayes

VII. PRESENTATION AGENDA: (re-ordered)

a. Code Compliance- Mr. William Waters Update

Mr. William Waters, Mr. Louis Martinez & Mr. Woods were all present to answer questions.

Mr. Waters stated the following:

- 5 new code ordinances
- 7 demolitions in the first wave 13 other demolitions are scheduled
- LW business licenses require inspections prior to approval
- 50 ordinances have been changed to date
- Land development code replaced the zoning code
- Minimum housing code has now been adopted
- Code cases over 2 years old are being reviewed as foreclosure cases
- Increased revenue from Use & Occupancy Licenses
- The Code Department is now out patrolling on the weekends.

Mr. Paxman stated that it's a great idea to take nuisance abatement to the special magistrate. Mr. Guthrie stated that he was impressed with all of the demolitions and how fast the structures are coming down.

b. LULA LW Arts – Update

LULA's Murals

In 2012 LULA Lake Worth Arts implemented a mural program designed to create commissioned jobs for artists and help revitalize blighted buildings throughout the CRA district. To date the mural program has helped sponsor 20 murals and has created over \$15,000 in commissioned jobs paid directly to the artists. During the summer of 2013, four murals were painted on the exterior façade of Dave's Last Resort located at 632 Lake Avenue.

In December of 2013 four "deep sea" themed murals were painted on Tuppen's Marine located at 1002 North Dixie Highway. These murals help serve as public art when entering into the City off of one of our major gateways. The mural process typically begins with the property/business owner contacting staff and requesting a mural painted on their façade. Staff helps facilitate a call out to all Palm Beach County artists requesting submissions based on the theme and the size of the wall. The artists are charged a nominal fee to submit. These fees are used to purchase supplies such as primer and anti graffiti coat for the walls. A selection panel which consists of the property/business owner, LULA liaison and arts related professional reviews all submissions and scores them. The highest scored art work is then chosen for the proposed mural. Staff then prepares a memo that goes before the planning board for approval and then to the City Commission. The approval process takes about 2 months. Once approved the artists are given 4 weeks to complete the mural. Artists are paid directly by the property/business owner.

Armory Art Center to begin classes at the Shuffleboard Courts!

At the previous CRA regular meeting, the Board approved a sub-lease for the Shuffleboard Building located at 1121 Lucerne Avenue with the Armory Arts Center. CRA Staff will be meeting with the Armory Art Center this week to discuss programming and joint marketing efforts.

Art Exhibitions at the Urban Arts Lofts

A county wide arts movement was created to help galleries; arts agencies and individual artists cross market one another. This movement better known as "Art Synergy" is responsible for promoting all of artistic events in the County. The first initiative was a program of events to coincide with Art Palm Beach (www.artpalmbeach.com) and the American International Fine Art Fair (www.aifaf.com); this plan was created in hopes that the local scene could benefit from the popular art event much like Miami has benefitted from Art Basel.

As of October 2013 it included 4 art districts, Boynton Beach (Art Al Fresco / BBAD), Lake Worth (LULA), West Palm Beach (CONTINUUM) and Northwood Village (ArtX Art Walk). These 4 locations featured works by artists from all over Palm Beach County during the week of Art Palm Beach (January 23-27, 2014). One of the featured artists chosen to show at Art Palm Beach is a resident of the Urban Arts Lofts.

LULA Lake Worth Arts and the galleries at the Urban Arts Lofts helped kick off events for Art Palm Beach by hosting "Art Pop" on Sunday, January 26th and an evening event called "Art Fusion" on February 7th. These events helped stimulate growth and new life to the west side of Dixie Highway.

Beautification- Downtown Lake Worth

In preparation for the 2014 Street Painting Festival, LULA Lake Worth Arts & Commissioner Andy Amoroso painted the downtown planters located on Lake Avenue and Lucerne Avenue from Federal Highway to J Street. As a part of the LULA branding process the colors chosen for the planters coincide with the colors in the LULA logo. Staff also has plans to begin painting the planters on Lake Avenue and Lucerne Avenue west of Dixie Highway. Lake Worth Arts also installed 12 new LULA Lake Worth Arts street banners to the light poles downtown.

Florida State University Short Films -1000 Lake Avenue

LULA Lake Worth Arts and the Palm Beach County Film and Television Commission have been working together over the last few months to assist Florida State University Film School Students in the production of 3 short scenes that are being filmed at the 1000 Lake Avenue Building. The 1000 Lake Avenue Building is listed on the Film and Television Commission's website as a possible shot location in Palm Beach County.

Benzaiten- Center for the Creative Arts

In November 2013 the City Commission unanimously approved turning a 10,000-square-foot former beer warehouse on the FEC railroad tracks into an art foundry, glassworks and ceramic center. The Benzaiten Center for the Creative Arts is being backed by the Living Arts Foundation, a Jupiter-based arts support and fundraising organization, and IBI, a multinational firm that specializes in stimulating business and development through arts and other specialized projects. The backers plan to spend \$1.7 million adapting the warehouse to its new uses. At this time the Benzaiten Group is still in the planning stages of the project but is working closely with CRA & City Staff to determine all of the necessary improvements that must be made to the site and building.

Charlotte Pelton & Associates- Arts Center Report

The CRA has contracted Charlotte Pelton and Associates to gather information and collect data

to determine the need for an Arts Community Center in Lake Worth. The report will also outline the steps necessary to create a Board of Directors under the LULA Lake Worth Arts 501-c3. This Board will assist staff in fundraising and securing foundation grants for the Cultural Renaissance Foundation. The consultants will be presenting this report to the CRA Board once it has been finalized.

Department of Cultural Affairs- Cultural Facilities grant request

In June of 2013 CRA staff submitted a grant request to the Florida Department of State, Division of Cultural Affairs, to provide funding for the renovation of 1121 Lucerne Avenue also known as the Shuffleboard Courts. Some of the proposed improvements will include the removal of the existing drop ceiling to expose the arched tresses, improved insulation, new movable interior lighting, painting the interior and exterior, outdoor perimeter lighting, equipment for workshops, including workstations and any needed upgrades to the kitchen. If funding is received this will have a large social and economic impact on the western neighborhoods and the neighboring Urban Arts Lofts by creating a "true" community center to provide a service to the underprivileged neighborhoods and attract visitors from outside of the City. This would also help in the furtherance of the strategic plan to redevelop the area through arts and arts-related activities fulfills the Redevelopment Plan's objective of establishing a regional entertainment attraction for residents and tourists and stimulating the local economy through educational opportunities.

LULA Lake Worth Arts Map & Guide

This Friday is the deadline for any downtown or Dixie Highway arts related businesses that would like to be included in the Walkers map. The cost is \$125.00 per business. Any money that is collected will help the CRA with the design and printing of the map and also serves as LULA's main fundraiser for the fiscal year. This year's Walker's Map proceeds will help fund an outdoor vertical art event in the downtown. Staff is currently working with several property owners to secure wall space.

VIII. EXECUTIVE DIRECTORS' REPORT:

- 315 North F Street
- Construction is underway at 318 North D Street
- 126 North D Street has been conveyed to Habitat for Humanity
- 2 landbanks- 209 South E Street & 207 South D Street
- UAL homeowners association has been turned over to the residents at UAL

IX. BOARD MEMBERS' COMMENTS:

Chip Guthrie- Is there rust on the balconies at the UAL? It needs to be cleaned.

John Paxman- I have owned and operated my businesses in Lake Worth for 12 years. I lived in the City for 14 years. I was the chairperson of the Planning & Zoning Board.

Sue Stevens- Thanked Staff.

Madlyn McKendry- No Comment

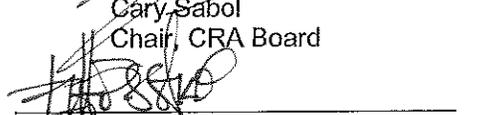
IX. ADJOURNMENT:

Meeting adjourned at 7:11 p.m.

Minutes Approved 9.2.2014



Cary Sabol
Chair, CRA Board



Emilia Theodossakos
Recording Secretary

