LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
CITY OF LAKE WORTH
COMMISSION CHAMBERS
TUESDAY, NOVEMBER 18, 2014
6:00 P.M.

I. ROLL CALL:

The Recording Secretary called the meeting to order at 6:00 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, hip Guthrie, John Paxman, Cary Sabol & Leah Foertsch.

Also present was CRA Director, Joan Oliva

II. PLEDGE OF ALLEGIANCE:

III. AGENDA – ADDITIONS/DELETIONS/REORDERING:

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

V. PRESENTATION AGENDA:

a. Lucente Townhomes- New Development Update

For nearly a decade, the 1.5 acre block located at the corner of 2nd Ave. North & North 'J' Street has sat vacant (located behind the Post Office). However, thanks to the rebounding economy and a renewed interest in our City's vibrant downtown, this lot will soon be redeveloped. Two years ago, the northwest quadrant of this lot was purchased for future commercial use. In addition, this past summer, Kennedy Homes LLC purchased the remaining portion of this block (approximately 1.2 acres) for new residential construction.

Kennedy Homes LLC is proposing to build *The Lucente*, a 23-unit, owner occupied townhouse community in which each unit will contain 3 bedrooms and 2.5 baths. Each unit will also have its own two-car garage. This will not be a gated community and no additional security features are currently proposed at the site. According to the developer's website, the project is expected to begin construction in 2015 with prices of units to start in the mid $200,000's.

This project is currently in the site plan review and approval process with City of Lake Worth Staff. Once all revisions have been made to the initial plan, the applicant will request formal approval from the Lake Worth Planning & Zoning Board of Commissioners (assuming there are no variance requests). Although the CRA is not providing financial incentives to this development, we support the applicant as they seek approval and look forward to the redevelopment of this area in our downtown. Preliminary renderings, elevations, floor plans and a site plan have been included in the packets for review.

VI. ACTION AGENDA:

a. Department of Cultural Affairs- Approve Facilities Grant Agreement

Last year, the CRA applied for, and received a grant from the State of Florida, Cultural Affairs Division in the amount of $150,000. Funding from the grant will renovate the City-owned Lake Worth Arts Center (fka Shuffleboard building) and will include such improvements as a raised ceiling, new ductwork, painting both the inside and outside of the building, improved lighting and the addition of movable walls. This was a matching grant with cash and in-kind contributions coming from both the City and the CRA in addition to local artists, contractors, Palm Beach Fire Rescue and the Cultural Council.

An agreement has been produced by the State and reviewed by David Tolces, our CRA attorney. The agreement includes the approved scope of work, information about repayment and necessary audits and a restrictive covenant. In essence, the building must be used as an Arts Center or "Cultural Facility" for at least ten years and continue to be owned by the City. If the City is sold or used for a purpose other than one related to "Culture," the grant money must be repaid.

As a reminder, earlier this year, the City leased the building to the CRA in the hopes that the CRA, through the LULA program, could issue an RFP and sub-lease the facility to an arts-related group, building upon the success of the Urban Arts Lofts and the CRA's strategy to use art and culture as a redevelopment tool. The CRA was successful and attracted a proposal from the Armory Arts Center. Since the fall of 2014, the Armory Arts Annex has been holding classes at the building and working closely with CRA Staff on future exhibitions and events.

Staff recommended that the Board authorize the Chair to execute the agreement between the State of Florida and the CRA.
Staff stated that construction will be complete within a few months.

Action: Motion was made by Mr. Paxman to authorize the Chair to execute the agreement with Department of Cultural Affairs for the cultural facilities grant in the amount of $150K seconded by Mrs. Foertsch.

Vote: All Ayes

VII. EXECUTIVE DIRECTORS' REPORT:

a. Small Business Loans

Staff has been working with the CDFI that receives funds from various banks throughout Fl to grant small business loans. Staff would like to create a revolving loan fund for things such as startup capital, inventory, equipment acquisition and bridge loans. CDFI would be in charge of the monitoring, servicing and closing the loans. Staff would like to create a Loan Committee to determine who would receive the loans. Staff is requesting a match from CDFI. CDFI has committed to matching the CRA dollar for dollar.

b. Holiday Tree Lighting- December 12th

Staff stated that the LaJoya project is nearing completion. The development is completely leased and has a waiting list.

Staff stated that the Rotary Club donated 100 stop sign reflectors to be used on the

stops signs within the CRA district.

VIII. BOARD MEMBERS' COMMENTS:

John Paxman- No comment.
Chip Guthrie- Can we get the median light lenses on the Gateway changed to red and green for the holidays. I would really like a report on why the lights do not work in the medians. I am very happy with the way the Shuffleboard Building looks.
Madlyn McKendry- Encouraged everyone to come out and support the new homeowners at the NSP2 home dedications.
Leah Foertsch- I would like information on the REAP grant. Building looks great.
Cary Sabol- Partnering with the Fire Academy to burn some of our NSP homes is great.

IX. ADJOURNMENT:

Meeting adjourned at 6:44 p.m.

Minutes Approved 1/13/15

Cary Sabol
Chair, CRA Board

Emilia Theodossakos
Recording Secretary