

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
LAKE WORTH
CRA CONFERENCE ROOM
TUESDAY, APRIL 28, 2015
7:00 P.M.
THIS MEETING WAS NOT RECORDED.**

I. ROLL CALL:

The Recording Secretary called the meeting to order at 7:01 p.m. on the above date in the Lake Worth CRA Conference Room located at 29 South J Street, Suite 1, Lake Worth, Florida.

Present were CRA Members Madyln McKendry, Chip 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. PRESENTATIONS :

a. Sue Stevens- CRA Board Member Plaque

b. Kim Hanson- CRA Board Member Plaque

CRA Chair presented Ms. Stevens with a plaque for her years of service on the CRA Board.

VI. ACTION AGENDA:

a. Art Annex- Approve Sublease with Armory Art Center

Last June the CRA, in partnership with the City of Lake Worth, submitted a grant application to the State of Florida, Cultural Affairs Division for a Cultural Facilities Grant. The featured project was the rehabilitation of the Shuffleboard Courts (SBC) Building into an Arts Center. The CRA received the grant from the State and construction is now underway. The CRA also approved a sub-lease with the Armory Arts Center after a competitive RFP process was conducted.

At that time, the City's Recreation Department was also housed in the facility. After many discussions with the Armory and City Staff, the Recreation Department moved to another City facility. This allowed the Armory to have complete use of the building but also gave the Armory more responsibility for things such as access, phone and computer lines, the alarm system and day-to-day operation of the building. The Armory also had to purchase tables and chairs and other equipment. Although much more oversight and interaction between the Armory and the CRA was necessary, the building, until the start of construction this March, held classes, exhibits and provided studio space for working artists.

At this time, the building cannot be occupied due to on-going construction. Construction is expected to be complete by the end of summer 2015. The CRA amended the lease

with the City at our April 14th meeting. CRA and Armory Staff worked together to amend the language of the sublease to allow for more community outreach and interaction between the CRA, City and other community stakeholders. In fall of 2015 a presentation will be made to the CRA Board with recommendations for more community based outreach & programming. An amendment to the revised and restated lease between the CRA and the Armory was included in the Board packets for your review.

Staff recommended the CRA Board approve the amended sub-lease between the CRA and the Armory Arts Center.

Mr. Bob Kendall, CFO of the Armory Art Center was also present during the discussion. Mr. Kendall stated that if the lease was renewed it would give the Armory the opportunity to explore the culture in a Lake Worth. He also stated that the Armory has plans for new programs and more community outreach in the neighborhoods.

Action: Motion was made by Mr. Guthrie to approve the amended sublease between the Armory Art Center and the Lake Worth CRA seconded by Ms. Foertsch.

Vote: All Ayes

b. Tropical Ridge Fitness Park- Approve Improvements

Last year, CRA Staff applied for and received a \$10,000 grant from the Walter and Adi Blum Foundation, Inc. to further enhance the Tropical Ridge Fitness Park located at 211 North 'H' Street in downtown Lake Worth.

As written in the CRA's grant application, funding from the Walter & Adi Blum Foundation is specifically intended to be used to install an irrigation system, new landscaping, flat work, benches and signage at the park. After speaking with staff from the City of Lake Worth Public Service department and due to the estimated annual maintenance costs, the installation of an irrigation system at this location would seem prohibitive. However, Staff would like to immediately proceed with all remaining upgrades that are to be funded from the Blum Foundation grant. A list of improvements and estimated costs has been provided in table format below.

Over the past three years the CRA Board and Staff, along with their numerous community partners, have realized that this lot has the potential to become an ideal pocket park for the residents living in the surrounding neighborhood. In November 2012, the CRA, the Trust for Public Land, and the Palm Beach County School District, opened the first phase of the park by installing a new 'fitness zone' at this location. The second phase of development at this park happened in April 2014 and consisted of a new children's playground.

This \$10,000 grant will enable the CRA to fulfill a promise made to the neighborhood that included the development of park space for adults and children. A full list of improvements and cost estimates is listed in the table below.

\$10,000 Walter & Adi Blum Grant		
IMPROVEMENTS	ESTIMATES	COMMENTS
Signage (design, fabricate, install)	\$500	Recommended
Landscape (removal of overgrown & dead plants and sod entire lot with Bahia)	\$2,600	Recommended
Fencing along 'H' Street (split rail/post)	\$800	Recommended
Benches	Donated from City	Recommended
Concrete flat work (new sidewalk along H Street)	\$1,700	Recommended
Concrete flat work (pathways & bench pads)	\$2,500	Recommended
Contingency (Neighborhood Cleanup Day Expenses)	\$500	Recommended
Construct Planter Boxes for Neighborhood Garden	\$300	Optional
Irrigation (well irrigation with new electrical service)	\$6,500	Optional-Cost Prohibitive
Annual Irrigation Operating Costs (est.)	\$1,000	Optional-Cost Prohibitive
Estimated Total:	\$16,400	

The CRA Chair suggested that drought tolerant native landscape be planted. He suggested dune daisys or green island ficus.

Action: Motion was made by Mr. Paxman to approve the funding for 211 North H Street also known as the Tropical Ridge Fitness Park as follows: (1) signage (2) \$2,600 for one palette of Bahia (3) bench (4) fence (5) concrete flatwork and (6) bench pads. The rest of the funds should be used to purchase green island ficus and beach daisys seconded by Mr. Guthrie.

Vote: All Ayes

Ms. Hanson arrived late to the CRA meeting. The Chair presented Ms. Hanson with a CRA plaque for her service on the CRA Board.

VII. EXECUTIVE DIRECTORS' REPORT:

- a. **Upcoming Meetings**
Staff stated that there will be no CRA meeting in May.

VIII. BOARD MEMBERS' COMMENTS:

John Paxman- Very pleased with the new landscape for the Tropical Ridge Fitness Park.

Chip Guthrie- The trees in the medians located on 6th Avenue South are dying. I have

emailed the City Manager and David McGrew regarding this issue.

Madlyn McKendry- No comment.

Leah Foertsch- No comment.

Cary Sabol- Chair stated that he appreciates staff.

IX. ADJOURNMENT:

Meeting adjourned at 7:58 p.m.

Minutes Approved 8/11/15



Cary Sabol
Chair, CRA Board



Emilia Theodossakos
Recording Secretary