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MEMORANDUM

TO: Chair, Vice Chair and Members of the Board
FROM: Joan C. Oliva, Executive Director
DATE: November 10, 2015
SUBJECT: Progress Report LWCRA

The following is brief update on the Lake Worth CRA's progress on projects and activities of significance within the Redevelopment Area:

Project	Activities
Neighborhood Stabilization Program (NSP)	<p>The CRA's last single-family home at 127 South "J" was sold in late October.</p> <p>Neighborhood Renaissance is in the final stages of their due diligence for 110 N. F. Next steps include the hiring of an architect, finalization of a development program and budget and an amendment to the existing development agreement to allow for bank financing.</p> <p>Stateside Development is working closely with Staff and the City on a site plan for 124 N H and surrounding properties located north of CVS, south of 2nd Ave., east of N. H Street and just west of Dixie Highway.</p> <p>CRA Staff continues to provide property maintenance services to the eleven land-banked properties and file both financial and program reports to HUD.</p> <p>Earlier this year, La Joya Villages was officially completed. The 55 unit development is 100% occupied. In addition, the first floor commercial space along 6th Ave. South is currently being leased to accomplished artists who provide art classes to children living in the neighborhood.</p>

Project	Activities
<p>Catalytic Grant: Infrastructure</p> <p>Residential Rehabilitation</p> <p>Marketing</p> <p>Resident Engagement</p>	<p>Monies for the infrastructure portion of the grant (in the NSP-2 target area) was transferred to the City for the purchase of new LED lighting and poles. An additional 30+ poles will be added and just over 70 poles will receive new LED lights. Some sidewalks will be constructed or reconstructed where poles will be added.</p> <p>Commissioner Guthrie and Staff have been working with the County to discuss the possibility of adding a Wi-Fi component to the new poles.</p> <p>One of the home renovations is near completion and the other is in permitting. We have approximately 4 additional applicants that are in the process of completing the application process. We are seeking additional partners to the program can continue and have a greater impact on the neighborhoods.</p> <p>New banners have been permitted and installed along Dixie Highway. New banners were ordered and delivered for the Gateways and will be installed after the holidays. Other ads and materials are in the process of production.</p> <p>“Building Strong Neighborhoods” dialogue group meetings continue and take place every Thursday until December 3. The meetings take place in both English and Spanish at the 2 Lake Worth Bridges locations.</p>
<p>Way-finding Project</p>	<p>City Staff will be presenting the way-finding plan to the City Commission in early 2016. The CRA has set aside funds for phase II of the project. Phase II consists of creating engineering and construction documents in order to issue an RFQ. The final way-finding design can currently be seen on many of the banners along 6th Ave. South and 10th Ave. North.</p>
<p>Creative Corridor Initiative</p>	<p>The Cultural Council and CRA Staff met and interviewed the consultant teams that responded to the Request for Proposals (RFP). Lord Consulting from New York.</p> <p>The Council is in the process of executing an agreement with Lord.</p>

Project	Activities
<p>Lake Worth Arts Center Project</p> <p>Construction</p> <p>Programming</p>	<p>Interior renovations are almost complete. New lighting, movable walls, painting and a new high ceiling are just a few of the recent improvements to the building. The CRA and City are working together to complete outdoor improvements that will allow for use of the partially covered areas for shows and events. Exterior work is expected to be completed no later than the end of January.</p> <p>The "Artists Salon" show ended October 31st. This exhibit featured over 50 local artists. On the 12th of November the Armory Annex will host the Exhibit "Discovering Our New World" and officially re-open the Annex. The show will run until December 3rd and features photography by Lake Worth youth.</p> <p>A free "Pictures Workshop" for children ages 10-17 is taking place over three weekends in Nov. – Dec.</p> <p>The Armory and CRA Staff are working closely together on a new exhibit next year in partnership with Arts United and Compass Community Center.</p>
<p>Small Business Loans</p>	<p>We had a very successful Loan Workshop on October 16th in the New Arts Center with approximately 40-50 people in attendance. Staff and our partners continue to provide technical assistance and market the program to local businesses.</p> <p>To date, eight businesses have applied.</p>
<p>5th Avenue South Pedestrian and Bicycle Greenway</p>	<p>The CRA and City Staff will be hosting a workshop on Dec. 14th to give the public an opportunity to view conceptual plans of the project. Pre-planning work has been conducted and all documents have been successfully approved by FDOT and FHWA. 30% plans are expected to be finalized after the workshop in December.</p>
<p>Business Attraction and Recruitment</p>	<p>Retail Strategies presented their "Retail Market Research and Strategic Plan Overview" (included) to CRA and City Staff last month. They continue to attend State and National Conferences, meet with developers, real estate managers and businesses to discuss possibilities in Lake Worth.</p> <p>Currently they are helping Stateside Development with business attraction to the Dixie Highway site. <i>Retail Strategies</i> has pinpointed available sites for new retail and is actively recruiting establishments to our area.</p>

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Awards & Accomplishments	<p>The Lake Worth CRA in partnership with the Community Land Trust & Real Tex Development was awarded "Best Affordable Housing Project" for La Joya Villages in the state from the Florida Redevelopment Association.</p> <p>Downtown Lake Worth was recently nominated by the American Planning Association-Florida Chapter as one of four "Great Places" in Florida.</p>
Grants	<p>Staff continues to work with our partners, including the Armory, the Cultural Council, and Benzaiten Center for the Arts and Community Partners applying for additional money for redevelopment projects.</p>
Tropical Ridge Fitness Park	<p>Thanks to funds received in early 2015, CRA Staff was able to add new concrete flat work, park benches, signage and decorative fencing. We are currently in the process of removing overgrown plants and weeds. New landscaping will be installed over the next few months.</p>
City-Wide Murals	<p>The mural located at La Joya Villages titled "Gem" was completed last month by Eduardo Mendieta. The mural which stands over 20' tall overlooking the railroad tracks is a colorful addition to the program. Staff is working with two property owners who are interested in the program.</p>
Communications	<p>Discussion continues with local partners on the possibility of a local transit system. The CRA is seeking grant funding.</p> <p>The CRA continues to update the new website and social media pages and produce positive stories about CRA and City efforts.</p> <p>CRA Staff is working with a videographer to produce an arts, culture and lifestyle video for promotional purposes.</p>
Lake Worth CRA/Rotary Club Safer Roads Program	<p>As part of our initiative to make City streets safer throughout the neighborhoods, the Lake Worth CRA partnered with the Lake Worth Rotary Club to install new <i>BriteSide® Reflective Panels</i> to stop signs at various intersections.</p> <p>In 2015, CRA Staff and volunteers from the Rotary Club installed 100 red reflective panels at intersections primarily located within the Tropical Ridge and Royal Poinciana Neighborhoods. The CRA identified many of the most dangerous intersections within the community prior to installing the signs. The reflective signs were donated free of charge from <i>BriteSide Panels</i>. All other materials and labor were donated by CRA Staff and Rotary Club volunteers.</p>

Project	Activities
Holidays	<p data-bbox="539 268 1372 331">Our "Strange and Unusual" Event, featuring the movie "Beetlejuice" was a big success, attracting hundreds of people to the downtown.</p> <p data-bbox="539 363 1364 426">The CRA and LULA, in partnership with the Cultural Council and local businesses are promoting a "Buy Local" event on Nov. 27-29.</p> <p data-bbox="539 457 1372 720">New Christmas banners for light poles were recently purchased. The City will be installing these banners from Federal Highway to A Street on Lake & Lucerne Avenues within the next few weeks. Christmas banners along the Gateways (6th Ave. South/10th Ave. North) were installed this past week. The CRA will once again supply and decorate the Christmas Tree in the Cultural Plaza. The tree will be erected on November 30th and the annual tree lighting ceremony will be held on Friday December 4th at 6pm.</p>

Should you have any questions about these or other ongoing activities, please feel free to call me at 561-493-2550.