LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
CITY OF LAKE WORTH
COMMISSION CHAMBER
TUESDAY, DECEMBER 15, 2015
6:00 P.M.

I. ROLL CALL:

The Recording Secretary called the meeting to order at 6:01 p.m. on the above date in the City of Lake Worth Commission Chambers located at 7 North Dixie Highway, Lake Worth, Florida.

Present were CRA Members Madyln McKendry, Brendan Lynch, Oswaldo Ona, 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. MINUTES:

a. August 11, 2015

Action: Motion was made by Mr. Guthrie to approve the August 11, 2015 minutes seconded by Ms. McKendry.

Vote: All Ayes

b. September 8, 2015

Action: Motion was made by Mr. Lynch to approve the September 8, 2015 minutes seconded by Mr. Guthrie.

Vote: All Ayes

c. November 10, 2015

Action: Motion was made by Ms. McKendry to approve the November 10, 2015 minutes seconded by Mr. Lynch

Vote: All Ayes

VI. CONSENT AGENDA:

a. Professional Design & Engineering Firms- Execute Agreement Extensions with Existing Firms

Action: Motion was made by Mr. Lynch to approve the consent agenda

seconded by Mr. Guthrie.

Vote: All Ayes

VII. PRESENTATION AGENDA:

a. Building your Communities Assets- Commissioner Andy Amoroso
Commissioner Amoroso presented the Board with an overview of how to build on Lake Worth's assets.

VIII. ACTION AGENDA:

a. West Village- Approve amendments to P&S Agreement, Repurchase & Development Agreement

In May the City conveyed the property at 110 North "F" to the CRA for the development of additional NSP-funded arts lofts. The CRA and Neighborhood Renaissance Inc., a local non-profit housing developer, are partnering to build West Village, a new live/work lofts development. Neighborhood Renaissance (NR) and the CRA executed Purchase and Sale and Development Agreements in August 2015. Since that time Neighborhood Renaissance has been further developing the project budget and seeking private financing.

Due to the project schedule, lender requests, and a need for further clarification, amendments to the agreements are needed. The Purchase and Sale and Development Agreement now have a new effective date. The Development Agreement Amendment provides a mechanism that allows Neighborhood Renaissance to enforce the NSP-2 affordability restrictions. The Amendment also gives further clarification on the $700K CRA NSP-2 loan and the process for partial release of the lien upon sale of the units. Finally, the quit claim deed, mentioned in the original development agreement has been replaced by a Repurchase Agreement or right of refusal from the construction lender.

Staff requested that the Board approve the West Village Purchase and Sale and Development Agreement Amendments and the Repurchase Agreement which will replace the quit claim deed between Neighborhood Renaissance Inc. and the CRA. Mr. Mike Pecar was present to answer any of the CRA Board's questions.

Action: Motion was made by Mr. Paxman to approve the amendment to the purchase and sale agreement with Neighborhood Renaissance concerning the property located at 110 North F Street seconded by Mr. Ona.

Vote: All Ayes
Mr. Pecar stated that NR discovered that the property was zoned for municipal use so it was necessary that they make changes to the City's comprehensive plan. We are looking to extend the date so that we can bring the plans before the CRA Board prior to taking them to the City Commission for approval.

b. Lucerne LLC_ Approve amendment to Redevelopment Agreement & Payment Schedule
In 2004, the CRA signed an agreement with the Lucerne LLC, for the development of land located at Lake and "L" Street. The development agreement included an incentive from the CRA to the Lucerne, with payments being made every year until a

total payment of $1.2M is reached. CRA Staff has been making these payments for years if and when they receive the complete information from the Lucerne. The submittals have been inconsistent at varying times during the year. After discussing the annual payments with the Board a few months ago, and receiving a request for back-dated payments, our Attorney, David Tolces met with the attorney from the Lucerne and a more efficient schedule was created that gave both the CRA and the Lucerne more certainty and clarity on when and what payments are due to the Lucerne. This Amendment was included for review in the Board packet.

Staff requested that the Board approve the Amendment to the Agreement for the Redevelopment of Property between the Lucerne LLC. and the CRA.

Ms. Susan Hatfield was present on behalf of the Lucerne LLC.

Action: Motion was made by Mr. Lynch to approve the amendment to the agreement for redevelopment of property between the Lucerne LLC and the CRA seconded by Mr. Paxman.

Vote: All Ayes

c. Budget Amendment- Review & Approve

Earlier this year, the CRA signed a contract with a local contractor, Stuart and Shelby, to perform improvements to the new Lake Worth Arts Center located at 1121 Lucerne Avenue. To date, the contractors have done an outstanding job creating an indoor arts center. In discussions with the City, the CRA agreed to take the improvements a step further and include significant outside renovations. This included demolition of the courts and seating posts, new drainage, new semi-permeable pavement, and building lighting.

We are moving forward with the installation of lights and working closely with the City Utility department to ensure they are in line with the new Siemens lighting project. After giving the green light for the demolition of the outside structures and courts, our contractors told us that once the surface courts were demolished, they dug into yet another set of courts below those. It became impossible to take out a few courts as all the courts were reinforced by connected steel. By the time demolition was complete, an area 15,000 square feet and 4 feet deep was excavated. Associated costs exceeded the original demolition budget and the recycling and dumping costs rose. In addition, much of the concrete that makes up the interior sidewalk and the existing electrical conduit was also destroyed due to the major demolition.

The CRA and City Staff have met on several occasions to discuss what surface should be placed under the overhangs. The City was insistent (for good reasons) the new surface should be low to no maintenance and should last as long as feasibly possible. CRA Staff wanted to ensure the surface could hold up to foot and equipment traffic, making it a viable space for events. Many different surface fills were considered that ranged in price from $1.65 a square foot to almost $8 a square foot. When you add this to the cost of the new flatwork and fill the total price ranges from $40K to $172K. Our remaining budget, to complete the project, is $40K.

The least expensive surface to install is sod while the most expensive is a rubberized surface that is poured into place. Some surfaces, like regular pavers will need an

exfiltration system so water does not flood the area, like it did in the past. A compromise solution is possible but project costs will increase.

The proposal Staff recommends to the Board includes additional flatwork, sand fill and turf block with gravel fill on just over half of the area. The other half will be sodded at this time to not only cut costs but to see if the initial paved area is sufficient for future needs. We do have the ability to install turf block at a later time if we feel that a larger hard surface is preferable. The entire area measures almost 15,000 square feet and this flexibility gives us time to gauge the use and the audience.

The new proposal cost will be approximately $105K. An additional $60,500 is needed to complete the project. This would require a budget amendment, taking the needed $60K+ out of fund balance. Staff suggests the budget amendment include the $60,500 that is needed and an additional $4500 for contingency for a total transfer of $65K.

On September 8, 2015, the CRA approved the 2015/16 budget. At that time, we conservatively calculated that the majority of the funding in the 2014/15 budget would be used by the end of the fiscal year. After year-end we project a surplus from 2014/15 of approximately $185K. This does not include any outside grant funding. Due to this savings, Staff feels comfortable recommending the Board amend the budget, allowing Staff to move $65K from fund balance to the Projects -Facility Line item. Staff has produced a revised budget for the Boards review in the Board packet.

Staff recommended the Board approve the budget amendment that includes the following:

- Revenue – Fund Balance -$65,000
- Expenditure – Programs – Facilities -$65,000

Commissioner Andy Amoroso stated that the renovated Annex building was meant for arts events. All grass surrounding the property would not be conducive as an events space. He suggested that we bring back before the Board some different design ideas.

Action: Motion was made by Mr. Paxman to approve the budget amendment for $65K from the CRA's fund balance seconded by Mrs. Foertsch.

Vote: All Ayes

IX. EXECUTIVE DIRECTORS' REPORT

- The wayfinding plan will be presented to the City Commission by the KMA group in January
- The La Joya Villages grand opening has been scheduled tentatively for January 26th
- 1 business loan has been approved for a local painting company based in Lake Worth

X. BOARD MEMBERS' COMMENTS:

Leah Foertsch- Thanked Staff.
Ozzie Ona- Wished everyone a Merry Christmas & a Happy New Year.

Brendan Lynch- Happy Holidays!
Madlyn McKendry- Excited about the good feedback for the new LED street lights installed in the Royal Poinciana Neighborhood.
Chip Guthrie- stated that the City's new Utility Director is helping to fill out the grid system. Still working on getting a Palm Tran route back up to the beach. Merry Christmas.
John Paxman- Met with the Utility director and stated that he had some new interesting ideas. See everyone next year.
Cary Sabol- the newly renovated Annex building is an important project let's make sure it is as successful as the rest.

XI. ADJOURNMENT:

Meeting adjourned at 7:30 p.m.

Minutes Approved 3.8.2016

Cary Sabol
Chair, CRA Board

Emilia Theodossakos
Recording Secretary