

LAKE WORTH

COMMUNITY REDEVELOPMENT AGENCY

29 SOUTH J STREET, SUITE 1
LAKE WORTH, FLORIDA 33460-3787
www.lakeworthcra.org

Phone: (561) 493-2550

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MEMORANDUM

TO: Chair, Vice Chair and Members of the CRA Board

FROM: Joan Oliva, Executive Director

DATE: April 14, 2015

SUBJECT: Shuffleboard Court Lease

EXPLANATION

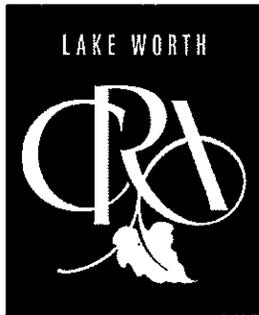
Last June the CRA, in partnership with the City of Lake Worth, submitted a grant application to the State of Florida, Cultural Affairs Division for a Cultural Facilities Grant. The featured project was the rehabilitation of the Shuffleboard Courts (SBC) Building into an Arts Center. The CRA received 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. Exhibit "A" has been included for the Board's review, detailing the process.

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 many classes, exhibits and provided space for working artists.

At this time, the building cannot be occupied due to on-going construction. However, as we move forward with the buildings rehabilitation, we have to amend our lease with the City so we can continue our project management. An amendment to the revised and restated lease is included as Exhibit "B" for your review. CRA and Armory Staff are working together to amend the language of the sublease to allow for more community outreach and interaction. Final details have yet to be agreed upon. Once that takes place a sub-lease amendment will be brought before the CRA Board for consideration.

RECOMMENDATION

Staff recommends the CRA Board approve the amended lease with the City of Lake Worth.



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MEMORANDUM

TO: Chair, Vice Chair and Members of the CRA Board

FROM: Emily Theodossakos, Marketing & Programs Manager

DATE: February 11, 2014

SUBJECT: Shuffleboard Court Lease and Arts Center Responses

EXPLANATION

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 (**Exhibit "A"**). In September the CRA Board approved the lease agreement with the City of Lake Worth and the advertisement of the RFP (**Exhibit "B"**) for the proposed "Arts Center" located at 1121 Lucerne Avenue, also known as the Shuffleboard Courts Building. The goal of making this space active is to improve the social, economic and cultural conditions of Lake Worth's community through meaningful, quality arts programming.

The request for proposals closed on December 13, 2013 and the CRA received 2 separate responses from Arts & Culture Agencies located in Palm Beach County. Both responses are included in your packets as "**Exhibit C**". The agencies are as follows:

Armory Art Center- Formed in 1986 the Armory's mission is to provide high-quality visual art school and art gallery services that stimulate personal self-discovery and generate knowledge and awareness of art as part of life. Over the past twenty-five years the Armory has educated students, recently increasing the student population (youth have increased 50% in the past two years), and exhibited works of art in more than 400 shows. Visiting Master Artists from all over the United States have taught special classes; the opportunity to hone their artistic skills has been made available to more than 30 Artists-In-Residence, promising young artists given the opportunity to create a body of work while teaching. The Armory Art Center provides high quality art instruction to the community in many media. It serves a diverse cultural and cross-generational student body. www.armoryart.org

Educational Gallery Group "Eg2"- The community of Young Artists (Eg²) was created as a space to showcase the visual and performing art talents of all students in Palm Beach County. This non-profit organization was started by Visual Arts teachers, located in Palm Beach County,

Florida. The goal is to give any child in our county attending public, private, or home school, an opportunity to display their art or perform in a public setting. For many of these students it is an experience that they will remember for the rest of their lives. For some, it is the catalyst that will determine a life-long commitment or career in the arts. www.egsquared.org

On January 16, 2014 a panel met to discuss the sub lease of the "Arts Center". The panel consisted of the members listed below:

Rena Blades – Cultural Council of Palm Beach County
Emily Theodossakos – Lake Worth CRA
William Waters – City of Lake Worth
Craig McInnis – Local Artist
Madlyn McKendry – Lake Worth CRA Board

During the meeting a brief overview of the Request for Proposals and submissions was given. Each group was given the opportunity to ask the proposers direct questions regarding their submissions. The minutes taken from this meeting are included in your packet as "Exhibit D".

The Committee Members ranked the submissions. Scores were based on the submitters Ability (15 points), Public Benefit (15 points), Financial Stability (15 points), and Growth in the Program (20 points), Diversity (15 points) & Compatibility (20 points) for a total possible score of 100.

Below is the tally of votes for all committee members:

Committee Member	Armory Art Center	EG Squared
Craig McInnis	93	96
Emily Theodossakos	90	85
Rena Blades	92	93
Madlyn McKendry	94	83
William Waters	92	90
TOTAL:	461	447

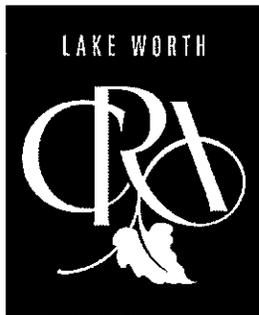
Based on the votes, the Committee recommends that the CRA Board enter into an agreement with the Armory Art Center to sub-lease building at 1121 Lucerne Avenue.

Since that meeting CRA Staff has been working closely with CRA Legal Counsel to develop a sublease agreement with the Armory. The draft sublease agreement is included in the packet at "Exhibit E" for your review.

If the Board chooses to approve the sub lease with the Armory Art Center it will provide local residents with greater opportunities to use their discretionary spending locally. By using art as an industry cluster and promoting entrepreneurship in the City, jobs are created, revenues are generated and people want to visit and spend.

RECOMMENDATION

Staff recommends the CRA Board approve both the Sub-Lease Agreement with the Armory Arts Center.



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MEMORANDUM

TO: Chair, Vice Chair and Members of the CRA Board

FROM: Joan C. Oliva, Executive Director

DATE: September 24, 2013

SUBJECT: Shuffleboard Court Lease and Arts Center RFP

EXPLANATION

In June of this year, the CRA, in partnership with the City, put together 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 (Exhibit "A.") The CRA began the LULA program several years ago with the purpose of using art and culture as a tool for revitalization. In early August, the CRA celebrated the Grand Opening of the Urban Arts Lofts, immediately west of the SBC building. With the opening of these new live/work units come new homeowners to the City of Lake Worth who have artistic skills and talents to share.

In previous years, the LULA program, through the CRA, was responsible for the attraction of the Cultural Council of Palm Beach County to our downtown area, the mural program that continues to flourish, an arts and entertainment website (www.lakewortharts.com) and several other projects that reinforce the development potential of the area. The concentration of artists and art-related businesses, along with the creative spirit, sets Lake Worth apart from any other City in the area. To that end and to support the Arts Lofts residents and locals, the CRA would like to use the SBC building as the City's Art Center. Whether or not the CRA receives the grant, the location of the building makes it the perfect location to serve artists and residents alike. With organized programming, we feel the building would gain and new life not only as a cultural facility but a classroom, a gallery, performance space and much more. The CRA and it's LULA program would be responsible for finding qualified individuals and/ or groups to occupy the space. An RFP was written by Staff (Exhibit "B") and could be released soon after the lease between the City and CRA is executed. The lease is for a one year term with the option to lease for another year available. A copy of the lease is provided as Exhibit "C." Our goal is to make the building an active community space where people can send their children for a class, attend a late afternoon concert with friends or visit at night to see local works of art.

The goal of the CRA and the LULA program is not to run an arts facility in perpetuity but to specifically plan for arts -related programs and events. The CRA and its Staff will provide administration and oversight for

the facility and its programming, creating a structure for operations for years to come. While leased by the CRA, improvements will be made, grants applied for and opportunities pursued. By working closely with the City, the Cultural Council of Palm Beach County and the Convention and Visitors Bureau (CVB) and local artists, the facility can serve several purposes including furthering redevelopment efforts in the western area, and attracting tourists and spending to Lake Worth.

This project supports initiatives by the City and reinforces the brand as the place “Where Art is Made.” It helps the economy as a vibrant arts community where visitors are attracted and local businesses thrive. Local residents are provided with more opportunities to use their discretionary spending locally. By using art as an industry cluster and promoting entrepreneurship in the City, jobs are created, revenues are generated and people want to visit and spend.

RECOMMENDATION

Staff recommends the CRA Board approve both the Lease Agreement with the City of Lake Worth and the advertisement of the Request for Proposal for the Arts Center. Staff also asks that the Board give the Executive Director and the CRA Arts Liaison, the responsibility to create a review committee. This committee will review all the responsive proposals and make a recommendation to the CRA Board.

FIRST AMENDMENT TO REVISED AND RESTATED LEASE AGREEMENT

THIS FIRST AMENDMENT TO THE REVISED AND RESTATED LEASE AGREEMENT ("Amendment"), made and entered into on _____, 2015, by and between **THE CITY OF LAKE WORTH**, a municipal corporation of the State of Florida, hereinafter referred to as "Landlord", and **THE LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY**, a public agency created pursuant to Part III, Chapter 163, Florida Statutes, hereinafter referred to as "Tenant".

WITNESSETH:

WHEREAS, Landlord and Tenant entered a Revised and Restated Lease Agreement on March 18, 2014, in order to revise the term of their original lease and acknowledge the sublease between the Tenant and the Armory Art Center; and

WHEREAS, the Tenant has requested an extension of the term of the Revised and Restated Lease; and

WHEREAS, the Revised and Restated Lease authorizes the City Manager to extend the term of the Revised and Restate for one (1) year.

NOW THEREFORE, in consideration of the terms and conditions hereinafter set forth, the Landlord and Tenant agree to amend the Revised and Restated Lease as follows:

1. The term of the Revised and Restated Lease shall be extended to March 19, 2016.
2. Except as amended herein, all other terms and conditions of the Revised and Restated Lease Agreement shall remain unchanged by this Amendment.
3. The Parties agree the Revised and Restated Lease Agreement and this Amendment set forth the entire agreement between the parties, and that there are no promises or understanding than those stated herein and in the Revised and Restated Lease Agreement. This Amendment may not be modified or amended except by separate written instrument signed by the parties hereto.
4. To the extent there exists a conflict between this Amendment and Revised and Restated Lease Agreement, the terms and conditions of this Amendment shall prevail. Wherever possible, the provisions of such documents shall be construed in such a manner as to avoid conflicts between provisions of the various documents.

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SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Landlord and Tenant have executed this First Amendment to the Revised and Restated Lease, or have caused the same to be executed, as of the day and year first above written.

LANDLORD:

CITY OF LAKE WORTH, FLORIDA

Witnesses:

Dolores A. Key
Print name: Dolores A. Key

[Signature]
Michael Bornstein, City Manager

[Signature]
Print name: [Signature]



ATTEST:

Approved as to form and legal sufficiency:

[Signature]
Pamela J. Lopez, City Clerk

[Signature] FOR
Glen J. Torcivia, City Attorney

TENANT:

**LAKE WORTH COMMUNITY
REDEVELOPMENT AGENCY**

Witnesses:

Print name: _____

Cary Sabol, Chair

Print name: _____

ATTEST:

Joan Oliva, Executive Director