

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
CITY OF LAKE WORTH
COMMISSION CHAMBER
TUESDAY, MARCH 8, 2016
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 Commission Chambers located at 7 North Dixie Highway, Lake Worth, Florida.

Present were CRA Members Madyln McKendry, Brendan Lynch, Chip Guthrie, John Paxman, Cary Sabol, Ozzie Ona & 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. December 15, 2015

Action: Motion was made by Mr. Paxman to approve the December 15, 2015 minutes seconded by Ms. McKendry.

Vote: All Ayes

b. January 26, 2016

Action: Motion was made by Mr. Paxman to approve the January 26, 2016 minutes seconded by Mr. Lynch.

Vote: All Ayes

VI. PRESENTATION AGENDA:

a. Chase Bank Presentation- Kimley Horne & Associates

Mr. Mark Rickards made a presentation to the CRA Board on behalf of Kimley Horn & Associates regarding the Chase Bank located at 200 Lake Avenue in Downtown Lake Worth. Mr. Rickards made the following comments:

- The 2 story building has not been renovated since the 1970's
- The western half of the building will be redeveloped
- The new size will be approximately 3,691 square feet
- Project has not gone before the Planning & Zoning Board yet
- Building will not be LEED certified

Mr. Ona asked if it would be possible to construct the building with more of Spanish or

Mediterranean style architecture. Mr. Paxman stated that the proposed renovations are clean lines. It looks like a Chase Bank.

VII. DISCUSSION AGENDA:

a. Wayfinding Signage- Color Options

Staff requested that the Board review and discuss the three different color schemes for the CRA/City proposed way-finding signage to be placed within the downtown core.

Option 1 -Orange and magenta/pink. This option has partially been implemented on the Gateways as a welcome banner.

Option 2- Blue and green. Color scheme used among many cities in South Florida.

Option 3- Purple and orange. This color scheme is the least preferred option among the selection committee.

Staff also requested that the Board give direction on whether the overall design is acceptable and if and when the CRA should move forward with the construction drawings for the signs

Walter Harper- Mr. Harper, a volunteer at the Lake Worth visitor's center and a graphic artist by trade made the following comments:

- Start with directional signage first not the monument welcome signs
- Colored background is preferred not white
- The font style must be thicker
- This should develop an identity for the City
- Dark blue background & white font type is the best recommendation

Staff suggested that the Committee meet and come up with a few different recommendations based on tonight's comments. Chair stated that there is not a lot of consensus on the design. **The CRA Board reached a decision to move forward by bringing the design back with some changes.**

b. 5th Avenue South Pedestrian Bikeway- Landscape Options

CRA and City Staff are currently planning and designing the 5th Ave. South Bikeway & Pedestrian Trail. Staff recently met with the City of Lake Worth Public Services department to review potential landscaping options. Due to concerns from both our staff and City staff regarding maintenance, up-keep and potential criminal activity, consensus was reached to keep the project free of any shrubbery/hedges and to maintain a simple native 'Florida' look to the project.

Staff requested that the Board review the two different 5th Ave. South landscaping options that have been prepared by our design consultant:

Option 1: Preferred option: native plant selection. Easier to maintain. Shade trees provided.

Option 2: Alternative plant materials. More maintenance intensive. Shrubby and flowers accumulate trash and litter. Hedges can hide unsavory activities. Unable to plant oaks due to their extensive root system and existing underground utilities.

The CRA Board reached a unanimous decision to choose option #1 for the landscape of the 5th Avenue South Pedestrian Bikeway Project.

VIII. ACTION AGENDA:

a. Solid Waste Authority-Execute Grant Agreement & Budget Amendment

In early January 2016, the CRA applied for and received grant funding for additional improvements at the Lake Worth Arts Center (aka: The Armory Arts Annex)

These grants were awarded as a part of Palm Beach County's Solid Waste Authority (SWA) *Blighted and Distressed Property Grant Program*. The Lake Worth CRA was one of seven applications approved by the SWA Board of Commissioners. The purpose of this program is to assist in the cleanup and beautification of distressed, blighted or otherwise impacted properties within both the unincorporated and incorporated areas of Palm Beach County. This grant is offered as an incentive to improve the quality of the life and provide a safer, healthier and more aesthetically pleasing environment for the residents.

CRA Staff was excited to learn that our agency was awarded the full amount in which we applied for: \$72,700.

The CRA applied for this grant to further improve and enhance the exterior of the Arts Center property which is located at 1121 Lucerne Avenue. Funds from this grant will be used to:

- create a safe outdoors experience for our resident artists and visitors by adding decorative fencing
- removal of an obsolete irrigation system
- removal of old/dead plants along the perimeter of the building
- replacement of former plantings with new drought resistant, low maintenance ground covering
- decorative fencing/screening between the property and the railroad right-of-way to promote safety
- new garbage bin enclosures

Last year, the CRA invested over \$150,000 in new interior improvements to this City owned property courtesy of funding from the State of Florida.

CRA Staff has already begun procuring surveying services necessary for the work that will be taking place later this summer. Additional bidding and procurement of services for these new exterior improvements will begin this spring. All work is expected to be finalized later this year.

Staff recommended the Board authorize the Chair to execute the grant agreement between the CRA and the Palm Beach County Solid Waste Authority (SWA). Staff also recommended the following budget amendment to the CRA Annual Budget:

- Revenue – GRANT REVENUE: \$72,700
- Expenditure – PROJECTS (Cultural Facilities Grant): \$72,700

Following execution, CRA Staff will forward the document to the SWA for final

authorization of the agreement.

Action: Motion was made by Mr. Lynch to authorize the Chair to execute the grant agreement between the CRA and the Palm Beach County Solid Waste Authority (SWA) seconded by Mr. Paxman.

Vote: All Ayes

Action: Motion was made by Mr. Lynch to authorize the following budget amendment to the CRA Annual Budget: Revenue – GRANT REVENUE: \$72,700 Expenditure – PROJECTS (Cultural Facilities Grant): \$72,700 seconded by Ms. McKendry.

Vote: All Ayes

b. Traffic Control Signal’s Box Wraps- Artwork & Locations

On January 26, 2016, the Palm Beach County Board of Commissioners formally entered into an agreement with the CRA to allow artistic ‘traffic control box wraps’ on several boxes within the CRA district.

A stipulation of this agreement is that CRA Staff will present the proposed decorative artwork to our Cultural Renaissance Foundation (aka: The CRA Board of Commissioners) prior to application. The Foundation assumes full responsibility for the review and approval of all artwork.

Staff has provided the Board with artwork samples and proposed locations to install. Thanks to funding received from the *Neighborworks Catalytic Grant*, the CRA has an opportunity to install up to 6 or 7 professionally designed ‘wraps’ on traffic control boxes within the downtown area. Staff recommends that the following boxes are the first to receive these ‘wraps’ due to their high traffic locations:

	INSTALLATION LOCATION(S)	DESIGN
T h	Lake Ave. & Dixie Highway: Southwest corner (2 boxes)	<i>White Adirondack Chairs & Pier</i>
e	Lucerne Ave. & Dixie Highway: Southwest corner (2 boxes)	<i>Turtle & Pink Adirondack Chairs</i>
C R	Lucerne Ave. & Federal Highway: Southwest corner (1 box)	<i>Downtown Building w/Bike</i>
A	Lake Ave. & Federal Highway: Northwest corner (1 box)	<i>Pier</i>
b e	2nd Ave. North & Dixie Highway: Northwest corner (1 box)	<i>Pride Wrap</i>

The CRA believes that these decorative ‘wraps’ will help to support continued redevelopment of older strip commercial areas, such as Dixie Highway and Lake/Lucerne Avenues, and maintain their economic viability while enhancing civic pride.

Staff recommended the Board review the attached designs and installation locations and provide feedback.

Action: Motion was made by Ms. McKendry to approve designs and locations of the traffic control signal boxes seconded by Mr. Lynch.

Vote: All Ayes

c. Paragon FL- Approve agreement extension

The CRA currently offers two business loan programs. The first is a small business loan program offered by the CRA in partnership with Neighborhood Lending Partners. This loan fund offers loans from \$50K-\$500K to small businesses in the District. The second fund offered is the business micro-loan program. The micro-loan program is offered by the CRA in partnership with Paragon Florida, Inc., a local Community Development Financial Institution (CDFI). Micro-loans range in amounts from \$2500-\$50K.

To provide technical assistance and business advice for both programs, the CRA, partnered with Paragon Florida, Inc. An Agreement was executed in March 2015 after an RFP was issued and four local firms ranked. The Agreement will expire at the end of March unless an Amendment is executed.

Paragon Florida, Inc. currently provides the following services:

- Provide one-on-one business counseling and related assistance
- Assistance with business plans, budgeting and book-keeping
- Provide advice on start-ups, finance and legal issues and advice with branding, marketing, sales, pricing strategies and applicable and available technologies
- Provide counseling and technical assistance to applicants as required, improving the quality of the applicant's submission. These services may include business plan review, market feasibility analysis, deal structuring and other document submission requirements
- Assistance with small businesses in completing NLP's "Preliminary Application for Small Businesses" and gather documentation to support the application for funding
- Assistance for applicants in completing any specific forms provided (or webpage links to such forms) that may be required for the particular loan program and assemble any supporting documentation
- Submission of a preliminary loan file to NLP containing the executed and complete application and copies of all deliverables specified for the loan program

The CRA will approve referrals to Paragon for technical assistance. Goals of this Program include, supporting Lake Worth businesses, increasing the economic vitality and stability in the community, securing new or increased financing for growth and creating and/or retaining jobs.

Staff recommended the Board approve the Amendment between the CRA and

Paragon Florida, Inc.

Action: Motion was made by Mr. Lynch to approve the amendment to the agreement with Paragon FL for the CRA's Small Business Loan Program seconded by Mrs. Foertsch.

Vote: All Ayes

d. Lake Worth Armory Arts Center- Approve 2nd Amendment for City/CRA lease

In June 2014, 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 Building into an Arts Center. The CRA received the grant from the State and a lease was executed between the City and the CRA for use of the property (Exhibit "A"). Work related to the Facilities grant is almost complete. Over the last several months, the CRA, in cooperation with the City, is rehabilitating the outside portion of the Center so it can serve as designated space for activities such as art events, a crafts bazaar, a sculpture exhibit or other arts related activity.

Recently, the CRA received a grant from the Solid Waste Authority for further outdoor improvements including the addition of a perimeter fence and landscaping. While these exciting improvements are taking place, the CRA would like to continue its partnership with the City so CRA Staff can oversee the improvements and manage any sub-lessees. Currently, the CRA has sub-leased the space to the Armory Arts Center. The alliance between the three organizations, the Armory, the CRA and the City has resulted in several very successful products such as the "Discover our World" program, the "Abstractions" exhibit and the Arts Salon. The CRA and City has also utilized the space by having several community meetings at the facility.

Our attorney has drafted a second amendment to the Lease so the CRA can continue improvements and work with the Armory on future events and shows.

Staff recommended the CRA Board approve the second amendment between the CRA and the City of Lake Worth.

Action: Motion was made by Mr. Guthrie to approve the second amendment to the agreement between the CRA and the City of Lake Worth seconded by Mrs. Foertsch.

Vote: All Ayes

IX. EXECUTIVE DIRECTORS' REPORT

Staff shared the latest video that the CRA/Lake Worth Arts created that focuses on the Mural Program, Lake Worth Playhouse, Street Painting Festival and the newly renovated Lake Worth Arts Center. This video can be found on the CRA's YouTube channel.

Staff stated that the treasurer's report has been included in Board packets for their review.

X. **BOARD MEMBERS' COMMENTS:**

Leah Foertsch- Really like the original wayfinding signage design. Congrats to Chris on winning the SWA grant.

Brendan Lynch- Please remember to vote for the upcoming election.

Ozzie Ona- Thank you Chris.

Madlyn McKendry- Signage will come together. Congratulations Chris on winning the SWA grant.

Chip Guthrie- Very proud of staff and how much time goes into the grant writing process. Winning these grants makes us look good and the City.

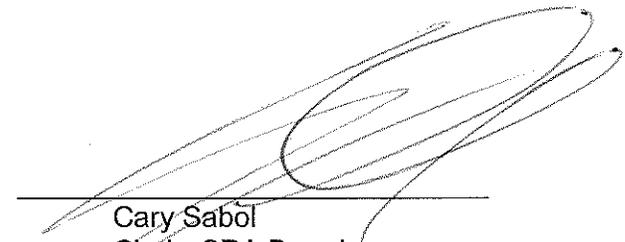
John Paxman- Echoed Chip & Madlyn's comments.

Cary Sabol- When the Board works together collectively we do well.

XI. **ADJOURNMENT:**

Meeting adjourned at 7:21 p.m.

Minutes Approved 5.10.16



Cary Sabol
Chair, CRA Board



Emilia Theodossakos
Recording Secretary