



# LAKE WORTH

## COMMUNITY REDEVELOPMENT AGENCY

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**MEMORANDUM**

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

**FROM:** Joan C. Oliva, Executive Director

**DATE:** June 14, 2016

**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>110 N. "F" Street, aka, West Village site plan received approval from the Planning and Zoning Board on June 1, 2016. Building permits will be applied for in late August. The development time-line was amended by the ED due to allow more time for site plan approval since the item was delayed at the P&amp;Z May meeting. Once built, the project will include 8 artist, live/work units and approximately 3,000 sq ft of retail space.</p> <p>Three development agreements and purchase and sale contracts for 128 S. "E," 127 S. "F," and 113 S. D. were executed in May. We expect to close on these within the next few weeks. Meanwhile, Neighborhood Renaissance is preparing plans for the lots.</p>
Catalytic Grant:	<p>Projects funded through the Catalytic Grant are almost complete. These include some residential rehabilitation projects, community marketing, infrastructure improvements and resident engagement. Two homes did receive new roofs and two more homes are currently in permitting for windows and lateral sewer repairs. We hope to continue working on several of the projects and programs that were initially funded by grant dollars including infrastructure, micro-loans and marketing.</p> <p>To date, 6 utility box wraps and 2 store-front window clings were installed. 1 more box will be wrapped and 3 additional windows will be "hosting" window clings (face campaign).</p> <p>Our community outreach is receiving recognition from Neighborworks - <a href="http://www.neighborworks.org/Blog/How-to-engage-residents-for-community-change">http://www.neighborworks.org/Blog/How-to-engage-residents-for-community-change</a>.</p>



Project	Activities
5 <sup>th</sup> Avenue South Pedestrian and Bicycle Greenway	<p>The CRA and Lake Worth Electrical Utilities department have partnered to bury some portions of overhead power lines running through the 5<sup>th</sup> Ave. South right of way. This work is expected to take place later this summer. Later this month, City and CRA Staff will be meeting with FDOT to provide them an update of the project.</p> <p>The CRA is anticipating to move toward 90% construction/engineering drawings this summer. Thereafter, bidding for construction phase work can begin later this year or early 2017.</p>
Energy Conservation and Residential Rehabilitation Project	<p>In April, the CRA and Utility Advisory Board, met and discussed the redesign of the residential rehabilitation program. As opposed to the program that was offered by the CRA and Community Partners this past year, the program would now be run by a consortium made up of the CRA, City Utility Department, Adopt-a-Family and Community Partners.</p> <p>The program, which would address energy conservation concerns, social service needs and education and residential rehabilitation improvements for owner-occupied households earning less than 120% of Area Medium Income. Funding for this project would come from the partners and from outside sources. Discussion of this item by the City Commission is scheduled for June 21, 2016.</p>
Development Agreement with Stateside Development	<p>In May, the City Commission approved a text change to the Mixed-Use east zoning table. This change affected the two blocks directly north and south of City Hall on Dixie Highway. Drive-thru's are now allowed for non-restaurant-type uses. The text changes had already been approved by the Historic Preservation and Planning and Zoning Board the previous months. Stateside Development has submitted site plans for review to the City for review and comment.</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. We are also working closely with Cisco to find grant monies for the Wi-Fi program.</p>
Tropical Ridge Fitness Park	<p>Thanks to funds received from <i>Neighborworks America</i>, 3 new raised planter boxes were built by Memory Trees at the Tropical Ridge Fitness Park. Memory Trees is a 501(c) (3) social impact organization with a mission of "Giving Back Life...In Abundance". Memory Trees funds and manages the planting, nurturing and harvesting of fresh produce, complemented by educational workshops that benefit previously disadvantaged communities. The planter boxes were constructed prior to our neighborhood cleanup and park improvement day which was held on May 21. The cleanup and park improvements were made possible thanks to the generous contributions received from <i>Keep Palm Beach County Beautiful</i>, <i>Planet in Action</i> and <i>Troy Bilt Mowers</i>.</p>

Project	Activities
City-Wide Murals	<p>Lake Worth Arts has identified several walls as potential mural locations. At this time there are no murals in the pipeline.</p> <p>The last mural that was completed is titled the "Gem of the Community" mural which is located at La Joya Villages.</p>
Communications	<p>The CRA continues to update the new website and social media pages and produce positive stories about CRA and City efforts.</p> <p>Annual Report – The content and design of this year's annual report has been completed. Staff is waiting on the final balance sheet numbers from the City of Lake Worth.</p>
City-Wide Wi-Fi Project	<p>Progress has been made on the creation of a City-Wide Wi-Fi project that began many years ago. Both City, CRA Staff and Commissioner Guthrie met with County, School Board and Education Foundation Staff members on several occasions and we have the final cost numbers.</p> <p>This and other information will be presented to the City Commission at their June 21, 2016 meeting for consideration. If approved, The CRA will consider a partial funding request in FY 16/17.</p>
Palm Tran Beach Route	<p>Thanks to Commissioner Guthrie and City Commissioner Andy Amoroso, Palm Tran is now seriously considering returning the beach route to the Palm Tran weekly schedule. County Commissioner Vana has asked the new Palm Tran Director, Clinton Forbes to include the cost of the renewed service in the FY 16/17 fiscal budget.</p> <p>In the meantime, City Public Services is looking into siting and providing bus shelters at the beach complex.</p>
Redevelopment	<p>Staff continues to work with Retail Strategies, developers and potential owners on Dixie Highway and the downtown area. Interest continues to be high.</p>

Project	Activities
MPO Transit Improvement Grant	<p data-bbox="544 205 1377 489">After being approached by the Treasure Coast Regional Planning Council (TCRPC) and South Florida Regional Planning Authority (SFRTA) the City and CRA partnered with SFRTA and produced a grant application for \$652K. Improvements to the circle on Lake Worth Road and the areas surrounding the Tri-Rail Station would take place including bicycle and pedestrian amenities, new crosswalks and pathways near the high school and improved signalization. Improvements would also be made to the Circle itself, making cars travel at a lesser speed, thus increasing safety.</p> <p data-bbox="544 527 1388 844">A presentation was made to the designated MPO committee on May 5, 2016. We learned last month that our project was ranked number 3 out of 6 applications and we would be receiving funding. However, the Florida Department of Transportation (FDOT) reversed their earlier approval of the project. A conference call was scheduled between Staff, Mayor Triolo and the MPO. The MPO agreed to move the TAP application to the Transportation Improvement Grant program. However project design will take years to complete. The Mayor and Staff will continue to work with the MPO to move this project up in the funding cycle.</p>

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