



LAKE WORTH
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MEMORANDUM

TO: Chair, Vice Chair and Members of the Board

FROM: Rachel A. Bach, Executive Director

DATE: October 10, 2006

SUBJECT: September – Progress Report

CC: Mayor and City Commission
 Paul Boyer, City Manager

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

Project	Activities
Gateway Roadway Improvement Project	Street lights, medians and trees have been constructed. CRA working with City to request ownership of 10 th Avenue North, from I-95 to Federal Highway. City has request on hold until they can gauge what funding the County will provide for the portion from Dixie to Federal for necessary upgrades. County offered a total of \$175,000. Staff is purchasing copper conductor for Gateways Project.
Gateways Incentives and Zoning	A joint meeting is scheduled with P&Z, CRA and Commission on this item for October 11, 2006. P&Z would like to consider the CRA request for retail separately and will be scheduling a joint meeting with CRA for discussion. Gateways Incentive Program application is posted and being sent to affected property owners in the District
Brownfield's	CRA awarded EPA Environmental Assessment Grant for Petroleum based sites. Cooperative Agreement to Board 10/10. Staff is working on a Quality Management Plan for Brownfields Grant administration which is an EPA requirement.
Code Enforcement Officer	Code Compliance Division conducted a windshield survey of the Dixie Highway and Lake Avenue and will continue with Lucerne Avenue. Currently hiring a new code officer. Staff meeting with City Manager and Code on October 23 to resolve job retention issue for Code position
Dixie Highway Park (812 N. Dixie)	Scope of services and request for proposals is being advertised. The bid opening is scheduled for October 26, 2006. The RFP will be brought to the Board for selection on November 14, 2006 meeting.

Project	Activities
Façade Improvement Program	On May 23, 2006 CRA Board approved 8 grant applications for a total of \$100,000 in funding and \$309,000 in improvements. New funding cycle to begin in January
Neighborhood Sidewalk Improvements	The City relocation of utility poles is being put out to bid by the Utility Department, the CRA will have to pay the costs associated with the relocation and Utilities will pay for any upgrades. Final design being completed and will be presented at October 24, 2006 meeting to be posted for bid on October 26, 2006.
Development Regions Grant	Round 10 funded Rotelli's (at \$75,000 which includes a \$25,000 CRA match) and CRA parking lot for \$50,000. Rotelli opened and the CRA Parking lot is complete. Staff has received County reimbursement for these two grants and will be paying out to Rotelli.
Downtown Parking Lot	Construction complete and landscape replaced. The Green Buttonwood trees were replaced with larger Calophyllum trees will be installed in their place. The CRA is posting sign notifying the public of the parking lot relocation that will be installed at the Parking Lot at L Street and Lucerne. Staff will be workshopping a Downtown Parking Strategy in October.
Community Grants in Aid	The Community Grants in Aid program amendments were finalized and sent to CRA Neighborhood Associations. New applications received and will go to the Board October 24.
Communication Strategy	Annual Report was received and sent to Board members, elected officials and filed in the City Clerk's office. Staff will be ordering presentation folders for marketing materials and meeting this week to discuss website redesign.
Administration	Staff is coordinating benefits for new hires.
GIS	Staff has identified software package and has placed an order
Property Acquisition	Staff will be workshopping a proposed Acquisition Strategy in the coming month
Dixie Highway Business Development Strategy	Staff is evaluating recommendations of the Dixie Highway market analysis for incorporation into the Dixie Highway Business Development Plan.
Downtown Retail Attraction Strategy	Staff is researching consultants and scope of services for a Retail Development Strategy
Affordable Housing Strategy	CRA Staff to develop an affordable housing incentive programs
Neighborhood Plans	Staff has met with the Police Department and Utilities to discuss programs and projects and timing. Neighborhood Collaborative meeting schedule for November 30.
Green Space	Staff is working with Adopt-A-Family to evaluate the feasibility of developing a Pocket Park at the vacant parcel located at A Street and 3 rd Avenue North. Adopt-A-Family has a philanthropic organization that would like to donate resources and time for this type of project and would like to do a community work day November 18, 2006.

Project	Activities
Residential Rehab Program	Staff is developing recommendations to be presented to the CRA Board for a Residential Rehab Program. Conceptually, the program is proposing a two pronged approach which will provide general assistance to low income families and will also provide funding for historic preservation of existing housing stock (non-income qualified). Staff is also researching other sources of assistance for weatherization and energy conservation that can be passed on to homeowners.
Wireless Internet	Staff and CRA attorney will make a presentation to the CRA Board at a future meeting on the feasibility and possible costs for wireless internet in the Downtown.
Silent train crossing	CRA and City staff attended a workshop on Quiet Train Crossings and will explore options once Federal Emergency Order 15 is lifted which does not allow Quiet Train crossings along the FEC Railway.

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