

**LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY  
WORKSHOP MEETING  
LAKE WORTH CITY HALL  
CONFERENCE ROOM  
TUESDAY, NOVEMBER 24, 2009  
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 Commission Chambers located at 7 North Dixie Highway, Lake Worth, Florida.

Present were CRA Members Peter Meyerhoefer, Andy Amoroso, Donna Ross, Ed Grimm, Cary Sabol & Michael Hyde.

Also present was CRA Director, Joan Oliva

**II. PLEDGE OF ALLEGIANCE**

**III. DISCUSSION AGENDA:**

**a. Commercial Grant Programs**

In FY 2008-2009, the CRA granted over \$103,000 to 13 new and existing businesses through the Commercial Tenant and Commercial Façade grant programs.

For FY 2009-2010, a few modifications have been made to the existing grant programs and a new job creation grant program titled the Development Assistance Grant is being proposed to the Board for discussion and consideration.

Commercial Façade & Tenant Improvement Grants

Changes to the Commercial Façade grant program include the following:

- The maximum grant request amount is now \$30,000.
- There is now a \$5,000 minimum grant request.
- The program will be open year round unless the Board chooses otherwise.
- There will no longer be bonuses for LEED or Green Building Certification.
- The applicant will only need to match 20% of the total costs of improvements.
- All landscape improvements will require a professional landscape plan with the applications.
- Awards should not be granted to businesses to fund deferred maintenance items.

Changes to the Commercial Tenant Improvement Grant program include the following:

- This grant will only be offered to new businesses locating in the CRA district.
- The program will be open year round unless the Board chooses otherwise.
- The applicant will only need to match 20% of the total costs of improvements.

These changes are in addition to the changes that were made in June 2009 which included the requirement of 2 quotes per component of proposed work and the requirement that all landscape plans be reviewed by the City's Horticulturist.

Staff suggested that the Board give priority to vacant and underutilized properties when awarding these grants. Many buildings, especially those along Dixie Highway, are currently vacant and for lease or sale. Many of these properties remain unoccupied due to the significant cost associated with needed rehabilitation due to years of vacancy and neglect. These structures oftentimes have old electrical, plumbing and A/C systems and are in need of structural upgrades and new roofing.

New Development Assistance Grant Program

The Development Assistance Grant Program is a new grant offered to businesses wishing to locate or expand in the City of Lake Worth. The program requires that new businesses create at least 10 new full-time positions with a minimum combined payroll of \$250,000. The program also requires that the company provide at least 50% of the employee's health insurance premium. Existing companies that wish to expand must create at least 6 new full-time positions with a minimum combined payroll of \$200,000.

This grant, which is open year-round, is intended to attract large scale employment centers to the city's commercial corridors and provide much needed jobs to the residents of Lake Worth. The grant will provide \$5,000 per new job created with a maximum grant request amount of \$60,000. Awardees will be reimbursed after showing proof of jobs created and maintained after a one year period. An external auditing firm should be used to perform certification to meet the terms of the grant for average number of jobs and wages. All applications will be brought to the CRA Board for approval.

This program further strengthens the goals and objectives in the CRA's Redevelopment Plan. The Development Assistance grant is a way to support Lake Worth's position in the region by stimulating the local economy through job creation and new employment opportunities.

The Chair asked if there were any specific questions or comments related to the façade grants: The Board made the following comments:

- Making sure that each application is complete when it is submitted
- Grants will be brought before the Board at regular meetings
- The grant is first come first serve
- \$150K has been budgeted for the commercial grant programs
- Raising the grant amount to \$30K
- Create a small community action committee
- The Board did not care to entertain the New Development Assistance Grant
- Break up the tenant improvement to new and existing businesses

**b. FRA Conference Report – Commissioner Grimm**

Commissioner Grimm gave a presentation on the FRA Conference in Orlando. All power points are available online from the FRA Conference at [www.redevelopment.net](http://www.redevelopment.net).

**IV. EXECUTIVE DIRECTORS REPORT:**

Staff stated that the Holiday Parade, Holiday Stroll & Tree lighting ceremony will be on December 12<sup>th</sup>. The CRA has raised over \$1K for the bicycle give away. The ribbon cutting for 10<sup>th</sup> Avenue North will be on December 11<sup>th</sup>. Burkhardt will be sponsoring an afternoon lunch. The Executive Directors review is coming up. Staff stated that last year a committee of one was created which was the CRA Chair at the time. An evaluation was conducted and presented to the Board for discussion. Staff suggested presenting the Board with last year's evaluation and having each Board Member meet with the Executive Director individually then bringing the item before the Board for action.

**V. BOARD MEMBERS' COMMENTS:**

**Michael Hyde-** There are a lot of things happening and I am happy to be a part of them. I would like to create a closer relationship with the community organizations in the City.

**Carey Sabol-** No comment.

**Donna Ross-** What is the status of the Dixie Highway Parking lot? The Green Market moved back to the beach so we get the money back. The Lucerne tif payment was there a breach. Staff stated the parking lot is still in permitting. Legal counsel stated that for the Lucerne we are

obligated to pay the tif payments per the agreement.

**Andy Amoroso**- Can we annex the beach into the CRA district? The DCA will be moving forward with Evening on the Avenues every Friday.

**Ed Grimm**- I would like to have a discussion on CRA boundaries. The events that were denied at the meeting would love to receive funding if we re-open the grant.

Commissioner Jennings stated that these are things to consider as these grants that were discussed tonight evolve:

- Point system- extra points could be given to applicant that lives in the CRA district or the City
- Extra points for people who contract with City businesses or entities
- Showing financial need as an applicant
- If the Board chooses to accept these suggestions incorporate them into the policy so that they can become a standard

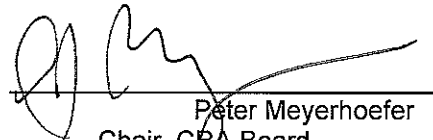
**Peter Meyerhoefer**- No comment

Staff stated the City Commission would have to authorize a slum and blight study to extend the boundaries. The County would then have to approve it.

**VI. ADJOURNMENT:**

Meeting adjourned at 7:50 p.m.

Minutes Approved 11/24/2010

  
Peter Meyerhoefer  
Chair, CRA Board

  
Emilia Theodossakos  
Recording Secretary