



LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY

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*"The Lake Worth CRA is investing in our community to revitalize and rebuild our neighborhoods and commercial corridors. We are dedicated to maintaining the character of the City, responding to community needs and encouraging sustainable economic growth to improve the quality of life for our residents and the future health of our City."*

## RESIDENTIAL CUSTOMER ECRWSS

## Meet Your C R A Board of Commissioners

### WAYNE MARCINKOSKI

Wayne Marcinkoski is a native to Palm Beach County having attended one year at Lake Worth High before transferring to Santaluces High School. He went on to attend Palm Beach Community College. Wayne has lived in Lake Worth for the past 10 years. He and his wife Samara live with their son Kai and (soon to be) second child in western Lake Worth. Wayne's hobbies include photography and snow skiing (snowboarding).

Wayne is part of a family business. The Lake Worth Municipal Institute was his first involvement with the city. From there he attended several SAC meetings regarding the city master plan. After attending several commission meetings and P&Z meetings he decided to get involved further and was



CRA Commissioner Wayne Marcinkoski

appointed to serve on the CRA. Professionally, he has been involved in many types of construction and takes this experience with him to the CRA.

Since joining the CRA, Wayne has worked to assure that your tax dollars are used wisely. He applies a common sense approach to his position. He is willing to think outside the

box and willing to say no! Wayne is very cognizant that every dollar the CRA spends has a source. And that source is you and me. When voting on items he asks himself "If this were my money would I spend it this way?" Sometimes the answer is no. He also realizes that spending money is often the way to better the community.

Looking forward, Wayne is dedicated to getting WIFI (wireless internet) for our downtown and bettering our neighborhoods thru improving the roads, sidewalks, and alleys. He is very excited about adding to our parks, and improving our city through more attractive landscaping in public areas. The quiet trains topic is one Wayne is also following closely.

In general, Wayne would like to better this community since he is planning to live here for many years to come.

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# Neighborhood News

A PUBLICATION OF THE LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY

## Downtown Parking Lot Open for Business

By Rachel Bach, Executive Director

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### INSIDE THIS ISSUE

CHAIR'S MESSAGE	2
TPW AWARDS	2
CRA BUDGET	3
CRA BOUNDARY MAP	3
MEET THE CRA	4

### LAKE WORTH CRA BOARD OF COMMISSIONERS

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MATTHEW CONSTANTINE  
VICE CHAIRMAN

WAYNE MARCINKOSKI

SHANON MATERIO

DOUG MCINTEE

MARK RICKARDS

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### CRA STAFF

RACHEL BACH  
EXECUTIVE DIRECTOR

EMILY THEODOSSAKOS  
Administrative Assistant

CHRIS DABROS  
PROGRAM PLANNER

*The Lake Worth CRA meets the 2nd and 4th Tuesday of every month at 6:00 p.m. at City Hall, Commission Chambers. For more information on meetings and agendas visit [WWW.LWCRA.NET](http://WWW.LWCRA.NET)*

In August 2006, the CRA announced the opening of two new public parking lots in Lake Worth's historic Downtown. The CRA, in partnership with the City of Lake Worth, purchased properties on M and L Streets, just south of Lake Avenue to add and replace 30 existing spaces, at the Lucerne Avenue Public Parking Lot, which will soon be redeveloped as a mixed use retail development. Through this partnership, the CRA constructed a total of 42 new spaces in these lots which also included upgrades like drainage, lush landscaping and lighting. The CRA also received a \$50,000 Development Regions Grant from Palm Beach County to assist in the construction costs. In the process of developing the new parking lots, the CRA successfully relocated two historic structures from the site, preserving them for our future generations.

Through a leasing agreement with the adjacent property owner, the CRA will also be improving and providing 24 additional private spaces for public use. The existing parking lot behind Porter's Paint, just next to the CRA's new public parking lot, is primarily occupied during the day by employees of the building. The leased parking will supplement the public parking for many of the night time events in the Downtown, which is when most of public parking is occupied. The combined parking of the new and leased lots will create a total of 66 parking spaces, adding a net total of 36 new spaces in the Downtown.

Retail business attraction has become a high priority for the Lake Worth CRA. The purpose of this parking lot project was to facilitate construction of new retail space on Lucerne Avenue while providing additional parking to support our businesses. To that end, the Lake Worth CRA is in the process of developing a comprehensive parking strategy to better manage and provide for future parking in the Downtown.



South L Street historic structure prepared for relocation



Newly completed parking lots feature lush landscaping, upgraded drainage and lighting

## We're Looking for Input from Local Businesses

By Chris Dabros, Program Planner

Attention Lake Worth business owners, the Lake Worth CRA is aggressively developing programs to assist in the attraction and retention of viable commercial businesses.

In order to achieve a better understanding of the business climate, the CRA has developed a survey to collect your thoughts and ideas. If you own a business in the City's Downtown or Dixie Highway corridor you will soon receive a copy of the survey in the mail. Please take the time to fill it out completely and return it to the CRA offices. All responses will remain confidential and suggestions offered will help the CRA enact future programs.

## A Message from the Chair



Jeff Clemens, CRA Chair

### OUR BRIGHT FUTURE

The upcoming year will be the most exciting in the history of the Lake Worth CRA, as we see many long-term ideas and projects come to fruition.

Certainly, the 6th Avenue South portion of the Gateways Project is something that all Lake Worth residents can be proud to show off.

The beautification of this major entrance

to our city is right on schedule, and should be finished shortly after the new year. Our North E Street Sidewalk Demonstration Project will complete more than \$250,000 worth of sidewalk replacements and repair in our neighborhoods.

The CRA is poised to take over the maintenance of our downtown in the near future. What an amazing thing it will be for us to have workers downtown making sure our sidewalks are clean and our public spaces and amenities are in good repair. Lake Worth deserves this kind of attention.

And the CRA board has made a commitment to focusing on business attraction, both in our Downtown and along the Dixie Highway corridor. Let's face facts, our business community is hurting, and we need to find ways to bolster interest in Lake Worth. If you haven't parked in our new parking lot yet, you'll find it in behind Porter Paints at Lake Avenue and South L Street.

The CRA is a great tool for our city to use in order to get things done. Because we have a CRA in Lake Worth, we will retain

more than \$1.5 million in county taxes next year that we would otherwise be sent back to Palm Beach County. I'm very proud to serve with six other dedicated residents who spend hours every week volunteering to help our city become the best place to live in South Florida. As the CRA continues to take on new projects and create a long-term vision for prosperity in Lake Worth, I'd love to see more of you at our meetings. Public participation has been at the heart of most the improvements the CRA has undertaken, and we truly understand that great ideas can come from anywhere.

Thanks,

*Jeff Clemens*

Jeff Clemens, CRA Chair

## Announcing the Winner of the TPLW Awards

By Emily Theodossakos, Administrative Assistant

Congratulations to Mark Brodnick and Jose Jaramillo of the Architectural Group and Dr. Linda Holliday of Dr. Holliday DMD, PA for winning the first ever Take Pride in Lake Worth awards. The two properties located at 127 North M Street and 119 North M Street, respectively, were honored for the adaptive reuse and beautification of historic bungalow homes converted into offices for their respective businesses.

In addition to recognition at the CRA board meeting, the winners will received a Take Pride in Lake Worth plaque and a \$25 gift certificate donated by Rustico Italiano located at 701 Lucerne Avenue.

The Take Pride in Lake Worth award rewards owners & tenants who beautify their property through improved landscaping, renovation or any other means.



The award is announced every quarter and all residents within the CRA

district are eligible to apply.

To nominate a project please mail or email a picture and brief description to the CRA office by March 1, 2008.

Congratulations again to the Architectural Group and Dr Holliday!

## Lake Worth CRA Adopted Budget FY 06-07

SOURCES		REVENUE FY 06 / 07
LINE ITEM		
1	CARRY FORWARD FY 05 / 06	\$ 650,000.00
2	TAX INCREMENT REVENUE (CITY)	\$ 3,025,206.00
3	TAX INCREMENT REVENUE (COUNTY)	\$ 1,588,697.00
4	GRANTS	\$ 312,500.00
5	INTEREST INCOME	\$ 200,000.00
6	LOAN PROCEEDS	\$ 8,000,000.00
<b>TOTAL SOURCES</b>		<b>\$ 13,776,403.00</b>

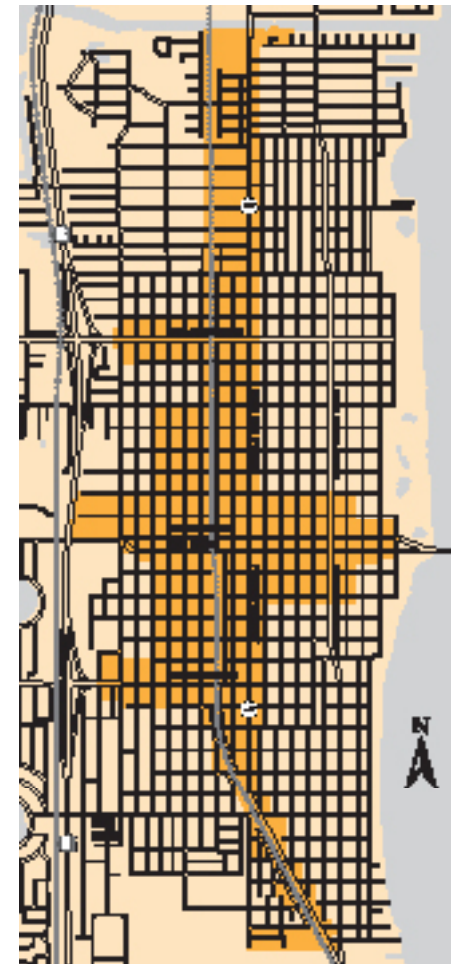
USES		EXPENSES FY 06 / 07
ADMINISTRATIVE		
7	SALARIES AND BENEFITS	\$ 211,200.00
8	OPERATING EXPENSES	\$ 200,350.00
9	PROPERTY MAINTENANCE	\$ 120,000.00
10	CODE COMPLIANCE SERVICES	\$ 40,000.00
<b>SUBTOTAL ADMINISTRATIVE</b>		<b>\$ 571,550.00</b>

PROGRAMS		
11	EVENING ON THE AVENUES	\$ 18,600.00
12	ECONOMIC DEVELOPMENT	\$ 112,300.00
13	FAÇADE GRANT PROGRAM	\$ 253,000.00
14	RESIDENTIAL REDEVELOPMENT	\$ 100,000.00
15	BROWNFIELD PROGRAM	\$ 100,000.00
16	COMMUNITY-AID GRANT	\$ 12,900.00
17	DEVELOPMENT REGIONS GRANT MATCH	\$ 25,000.00
18	AFFORDABLE HOUSING	\$ 50,000.00
<b>SUBTOTAL PROGRAMS</b>		<b>\$ 671,800.00</b>

CAPITAL		
19	ALLEY MAINTENANCE	\$ 20,000.00
20	PROPERTY ACQUISITION	\$ 350,000.00
21	DOWNTOWN MAINTENANCE EQUIPMENT	\$ 95,000.00
22	GATEWAY IMPROVEMENTS	\$ 9,712,703.00
23	DOWNTOWN PARKING	\$ 100,000.00
24	NEIGHBORHOOD CAPITAL IMPROVEMENTS	\$ 450,000.00
25	DIXIE HIGHWAY IMPROVEMENTS	\$ 300,000.00
26	CHRISTMAS TREE	\$ 15,000.00
27	STREET BANNERS	\$ 17,000.00
<b>SUBTOTAL CAPITAL</b>		<b>\$ 11,059,703.00</b>

DEBT SERVICE		
28	DEBT - INTEREST	\$ 274,080.00
29	DEBT - PRINCIPAL	\$ 684,270.00
30	TRANSFER TO DEBT RESERVE	\$ 515,000.00
<b>SUBTOTAL DEBT</b>		<b>\$ 1,473,350.00</b>

<b>TOTAL USES</b>		<b>\$ 13,776,403.00</b>
<b>BALANCE SOURCES LESS USES</b>		<b>\$ —</b>



## Events

The Lake Worth CRA and Planning and Zoning Board will be hosting a joint Green Building Workshop on October 26, 2006 at 6:00 p.m. at the Osborne Center.

The Young Presidents Club, in conjunction with the Lake Worth CRA and Adopt-A-Family are building a community pocket park at the corner of A Street and 3rd Avenue North. This is a volunteer community event with equipment and funding provided by the Young Presidents Club.

The Lake Worth CRA will be hosting its first CRA Neighborhood Collaborative meeting on November 30, 2006 at 6:00 p.m. at the City Shuffleboard Courts to discuss and solicit input on the CRA's Neighborhood Action Plan.

Don't miss the Annual Christmas Tree lighting scheduled for December 8, 2006. This year the CRA will be purchasing an artificial tree for the City that will be a wonderful addition to the festivities.

Applications are now available for the FY 06-07 Community Aid Grant Program. Interested non-profit and neighborhood organizations can download applications at [www.lwcra.net](http://www.lwcra.net). Now Neighborhood Associations can apply for 100% funding of projects.