

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	_____	_____	_____	_____

ADDITIONAL FTE POSITIONS (Cumulative)

Is Item Included In Current Budget? Yes _____ No X
 Does this item include the use of Federal Funds? Yes _____ No X
 Budget Account No. Fund _____ Department _____ Unit _____ Object _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

<i>ASD</i> 8/29/23 OFMB <i>8/29</i>	N/A Contract Dev. and Control
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B. Legal Sufficiency:

[Signature] 8/20/23
 Assistant County Attorney

C. Other Department Review:

N/A
 Department Director

This summary is not to be used as a basis for payment



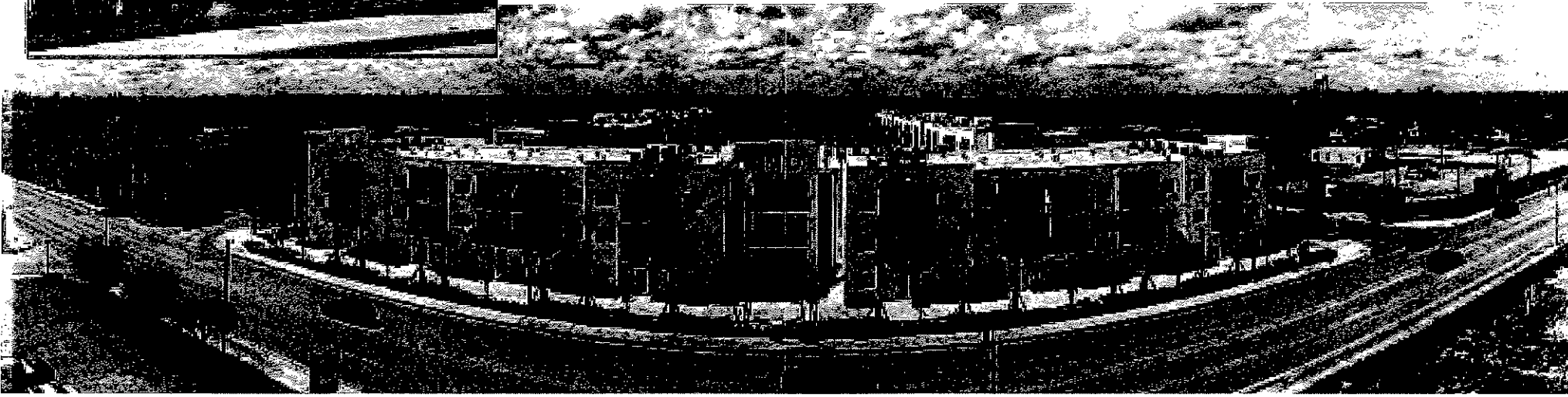
ANNUAL
REPORT
2021



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The MID – this 5.6 acre site completed in 2020 is home to 230 one - and two-bedroom apartments as well as live/work space on North Dixie Highway. This mixed-use project built by Affiliated Development, also includes on-site parking, a pool and clubhouse.



CRA OPERATIONS

The Lake Worth Beach City Commission adopted Resolution 47-89 In 1989, creating the Lake Worth Community Redevelopment Agency. The CRA is a quasi-public agency that operates under Florida State Statute 163, Part III. A Community Redevelopment Plan was produced in 1989 to outline the community's desired public and private improvements along with a funding program, including the use of tax increment funds.

The primary source of funding is provided through tax increment financing. Tax increment revenues are deposited into a redevelopment trust fund. The taxable value of all real property in the redevelopment area is determined at a particular year, also known as the "base year." Contributing taxing authorities, the City and County, continue to receive ad valorem taxes. Any increase in ad valorem revenue above the base year value is deposited into the redevelopment trust fund and used to carry out redevelopment activities.

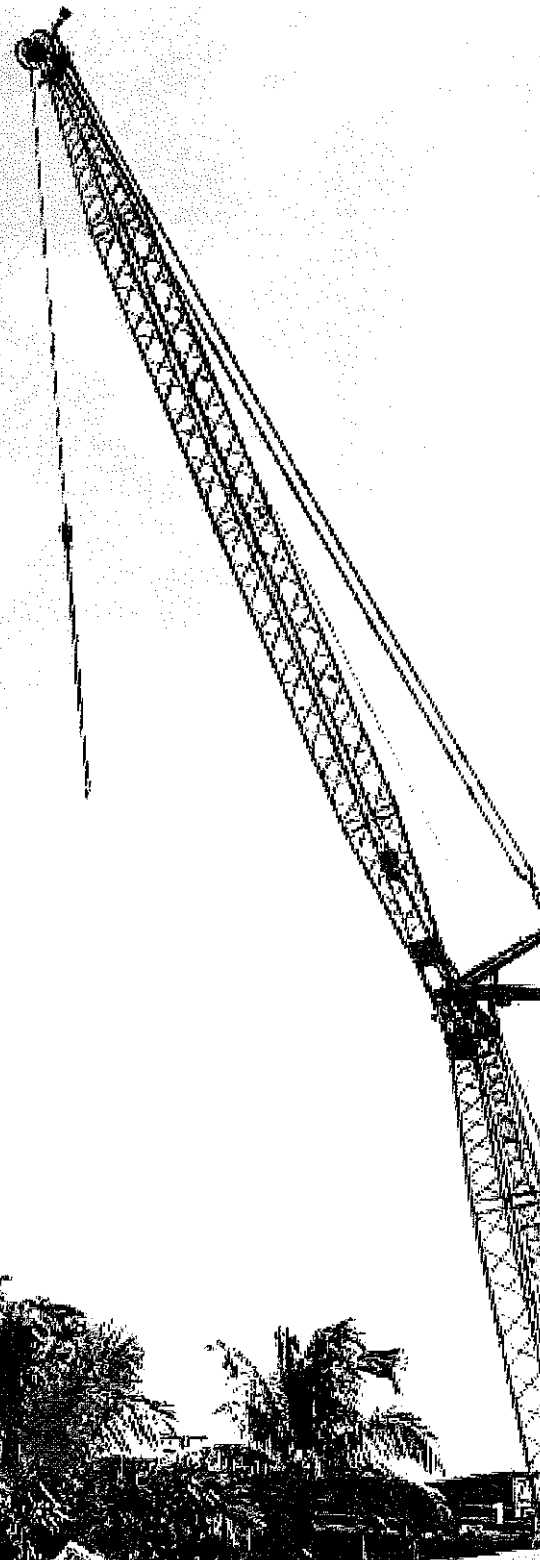
The Lake Worth Beach CRA is governed by a seven-member volunteer Board appointed by the City Commission. The Board serves the area by implementing Redevelopment Plan objectives and promoting redevelopment activities. Trust fund monies are dedicated to specific redevelopment plans and projects and not for general government purposes.

The CRA Annual Report is produced by CRA Staff.

The agency has many powers at its disposal to carry out redevelopment activities including the ability to acquire and sell property, provide incentives to attract and promote private development, to apply and utilize grant funding and to construct public improvements. Zoning and land use development regulations and their enforcement are overseen by the City and its advisory Boards and are not functions of the CRA.

The CRA has undertaken public infrastructure, affordable housing and property acquisition projects over the past decade and has leveraged funds thus attracting private investment to provide increased levels of service to accommodate sustainable growth. The CRA strives to improve the economic vitality of the district and quality of life of the citizens of the City of Lake Worth Beach.

The CRA Annual Report for the fiscal year ending September 30, 2021, was prepared in accordance with F.S. 163.356(3)(c) and 163.387(3). CRA financial statements are reported as a non-major governmental fund within the City of Lake Worth Beach's Comprehensive Annual Financial Report (CAFR). A copy of the CAFR is available online at www.lakeworthbeachfl.gov.





Project in progress at 127 South F Street



The Shoppes at Downtown – 127 North Dixie Highway



La Joya Villages

In 2010, the Lake Worth Consortium, led by the Lake Worth Beach CRA, applied for and received just over \$23M from the United States Department of Housing and Urban Development for the rehabilitation and development of affordable residential units throughout the CRA District. Since the Plan's inception, just over 400 affordable rental and home-ownership units were developed in the City and more are in the planning and approval stages. Key development partners included Neighborhood Renaissance, Adopt-a-Family of the Palm Beaches, Habitat for Humanity of Palm Beach County, the Urban Group, Stuart and Shelby Construction, Cannatelli Builders, the Community Land Trust and the City of Lake Worth Beach.

Lake Worth's Plan was unique in that it offered live/work units and access to social services. Artist, live/work, for-sale townhomes were built along both Lake and Lucerne Avenues. These two developments, the Urban Arts Lofts and West Village, include twenty fee-simple, Florida Green Building Coalition (FGBC) Bronze Certified, two-to-three story live/work spaces. Other projects include Adopt-a-Family's Jullan Place. These affordable units, built by Stuart and Shelby, includes fourteen, two- and three-bedroom apartments at the center of the Agency's grounds off North "A" Street and close to Highland Elementary School. Seven hundred thousand dollars in NSP-2 funds were combined with donations and other subsidies to develop this much needed, green sustainable campus.

NSP dollars were combined with other funds to help construct La Joya Villages, a 55-unit project that includes 55 LIHTC units. These units were built by the Community Land Trust of Palm Beach County. In 2016, the CRA was also able to convey one of the several foreclosed and bank donated NSP properties to an adjacent landowner. The lot is now part of an assemblage that includes nine thousand square feet of retail, including the City's first drive-thru Starbucks Coffee, T-Mobile, Dr. G's Urgent Care and Oxygenix Nail Salon. This development is in an LMMI area and fulfills some of the NSP-2 national objectives including job creation.

Urban Art Lofts on Lucerne Avenue



NSP 2 UPDATE

What made the program such a success was the provision of many different social services to assist recipient households and their families. The Consortium offered utility and food assistance, educational opportunities, counseling, financial fitness classes, support groups, access to aftercare for school aged children and case management.

More than 30 properties were land-banked by the CRA for future use. Currently the CRA is partnering with both public and private developers to continue the creation of affordable units and jobs. Future for-sale units will be developed by Habitat for Humanity and the Community Land Trust of Palm Beach County and the Treasure Coast. Future rental units will be created through partnerships with the CRA and include possible projects in downtown and along both Lake and Lucerne Avenues.

To continue stabilization, the CRA has contributed TIF dollars to purchase properties and continuously applies for grants while working with local land-owners and developers to leverage funding. Although most of the funding from the original grant was spent, the CRA continues to apply the same processes and restrictions on joint projects with our non-profit development partners. As TIF, or grant monies come in, more properties are bought and long-term affordable units are redeveloped or created.



Italian Place built by Adopt-A-Family of the Palm Beaches with assistance from NSP funds.



Italian Place provides affordable rentals for local families.

*Rendering – Village Flats
1401 Lucerne Avenue*



PROPERTY ACQUISITION AND DEVELOPMENT

Since 2010, the Lake Worth Beach CRA has been actively purchasing underutilized or blighted properties to attract or spur redevelopment. In 2010-2015, the CRA focused primarily on residential properties to redevelop as part of the NSP-2 program. Beginning in 2016, after the CRA Board approved a \$7 million line of credit, the acquisition focus shifted to creating assemblages for mixed-use, denser projects that could provide jobs and much needed residential units.

The CRA hired Anderson Carr to assist with property acquisition in the District. This undertaking involved strategically researching the best opportunities for density and intensity; constructing multiple request for proposals to elicit the best offers, while adapting to market challenges.

To date, twenty-six properties were purchased by the CRA. Seven downtown properties were purchased in partnership with the City in an effort to attract a mixed-use project along with some additional public parking. Although most of assemblages have private partners and development agreements in place, due to the size and complexity of the downtown assemblages, more time and public outreach will be sought before proposals will be accepted.

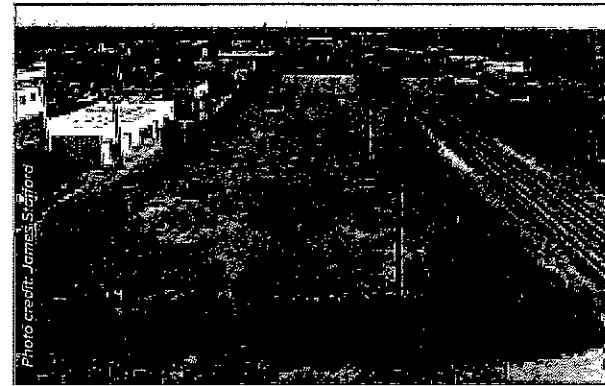
Other assemblages assisted with the help of CRA dollars will produce approximately 170 residential units with ground floor commercial uses in such projects as Village Flats, Skygarden, the Perch and Deco Green.



In 2020, the CRA Board approved a funding commitment and partnered with Affiliated Development in their purchase of a two-acre site bordering the FEC railroad tracks, East Coast Street and Lake Avenue. Affiliated proposed a mixed-use development with two hundred units, ground floor commercial space and a public/private parking garage. This project will help transform a blighted, unused property just blocks from the downtown in the artisanal/Industrial district.

Of the two hundred units to be provided, forty-four will be set aside for households earning less than 140% of area median income. Affiliated is working with Palm Beach County for help in the funding of these workforce units. The workforce exchange program will deed restrict these much needed, workforce units for the next fifteen years. The project, named **The Bohemian**, because of Lake Worth Beach's laid-back, diverse character, will provide such amenities as a resort-style pool, a fitness area, co-working space and a roof-top observation deck and bar. The project will also receive Florida Green Building Certification.

The project received an Infrastructure Incentive plus tax increment rebate from the CRA. The City also helped fund the public/private garage which will help spur additional redevelopment in the area. Moss Construction is building the 7-story project and expects to be complete by summer of 2022.



Property located next to the FEC railroad



Rendering of The Bohemian project – 1017 Lake Avenue



Progress of The Bohemian – South East Coast Street at Lake Avenue





15 North "E" Street

1213 Lake Avenue

1310 Lake Avenue

5091 Lake Avenue



Property at 1715 North Dixie Highway

THE BOHEMIAN

Pictured left to right: CRA Board Members Drew Bartlett and Brent Whitfield; Lake Worth Beach CRA Director, Joan Oliva; CRA Board Chairman, Brendan Lynch; and Board Member Carla Blockson at the groundbreaking ceremony for the Bohemian held May 19, 2021.



DEVELOPMENTS

1715 North Dixie Highway As part of the CRA's acquisition strategy, Dixie Highway was one of the Agency's main focus areas. Not only does Dixie Highway offer more latitude with mixed-use zoning and height, but it also has numerous empty lots available for redevelopment. The issue, as in many south Florida urban areas, is that there are multiple owners of lots and assemblage can be not only costly but difficult. After the CRA Board approved a \$7 million line of credit for property acquisition and redevelopment, one large lot, adjacent to the already planned MID development, was targeted along with some smaller lots that surrounded it.

The CRA with assistance from Anderson Carr, reached out to the property owners of the multiple lots and were able to negotiate an acceptable price, \$2.4M for the 2.3 acre site that included three separate lots and two different owners. Once cleared, a request for proposal (RFP) was developed and advertised. After only one proposal was submitted, the CRA decided to re-advertise the site and increase the advertising budget and outreach. This proved successful and the CRA received three qualified proposals.



A selection committee was chosen and their recommendation was forwarded to the CRA Board for approval. The proposal, by the Office America Group (OAG), was approved by the Board and soon after, the firm submitted plans for the development. OAG will re-pay the CRA \$2.4M for the land and will build 127 residential units with ground floor retail and office. The "DECO GREEN" project will include parking, a playground and plenty of open space for residents and others to enjoy. Permitting is expected to be complete by the year's end and commencement of construction is tentatively scheduled for 2022.

Property at 1715 North Dixie Highway



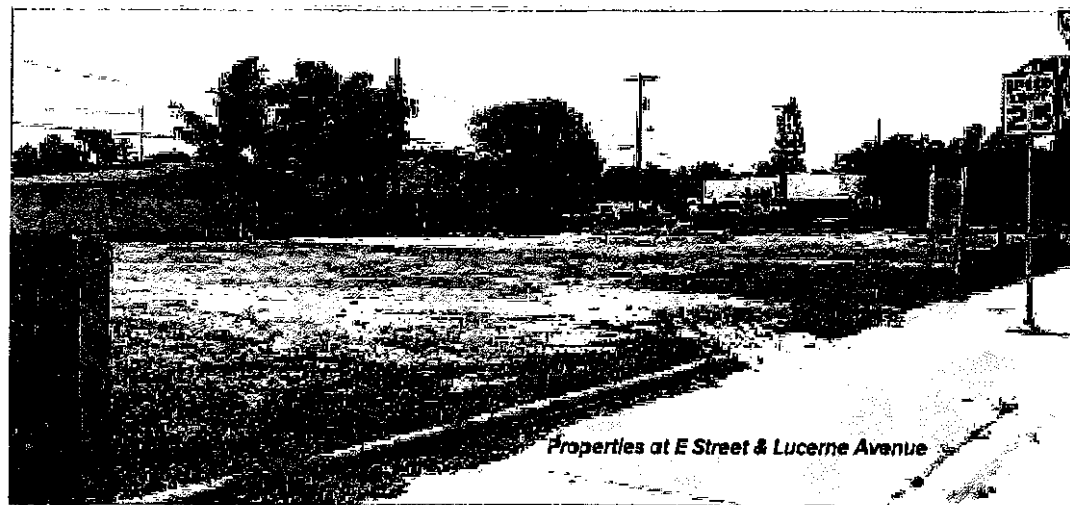
Village Flats The Lake Worth Beach CRA started acquiring properties on Lake and Lucerne Avenues in 2011, during the time the NSP-2 grant was underway and the CRA needed to purchase foreclosed properties for use in the program. While many of the purchased properties were used for the Urban Arts Lofts, some lots were too small in size to redevelop into anything but single-family homes at the time. For this reason, years later, the CRA used some of their line-of-credit funds to purchase adjacent properties to create some smaller assemblages.

In 2019, after a request for proposal was advertised, the CRA approved a development agreement with InHabit Properties for the eleven lots. Due to delay caused by the Covid-19 pandemic, designs were not brought to the Board for approval until 2020. Since that time, the project has been redesigned from four-story multifamily into a maximum of three-story townhomes. This change was brought about by the need for a mix of units in the area that can compliment the Bohemian's 200-unit apartment complex on Lake Avenue.

InHabit seeks to build a total of 18 units on the three small assemblages on either Lake or Lucerne Avenues. Plans have been submitted to the City for review and we expect, once approved, that permitting would begin in 2022. To help offset the costs of infrastructure, the CRA awarded a \$100K grant due to the multiple utility easements that run down the middle of the properties. Some of the units may contain a live/work component similar to the Arts Lofts located adjacent to some of the lots.



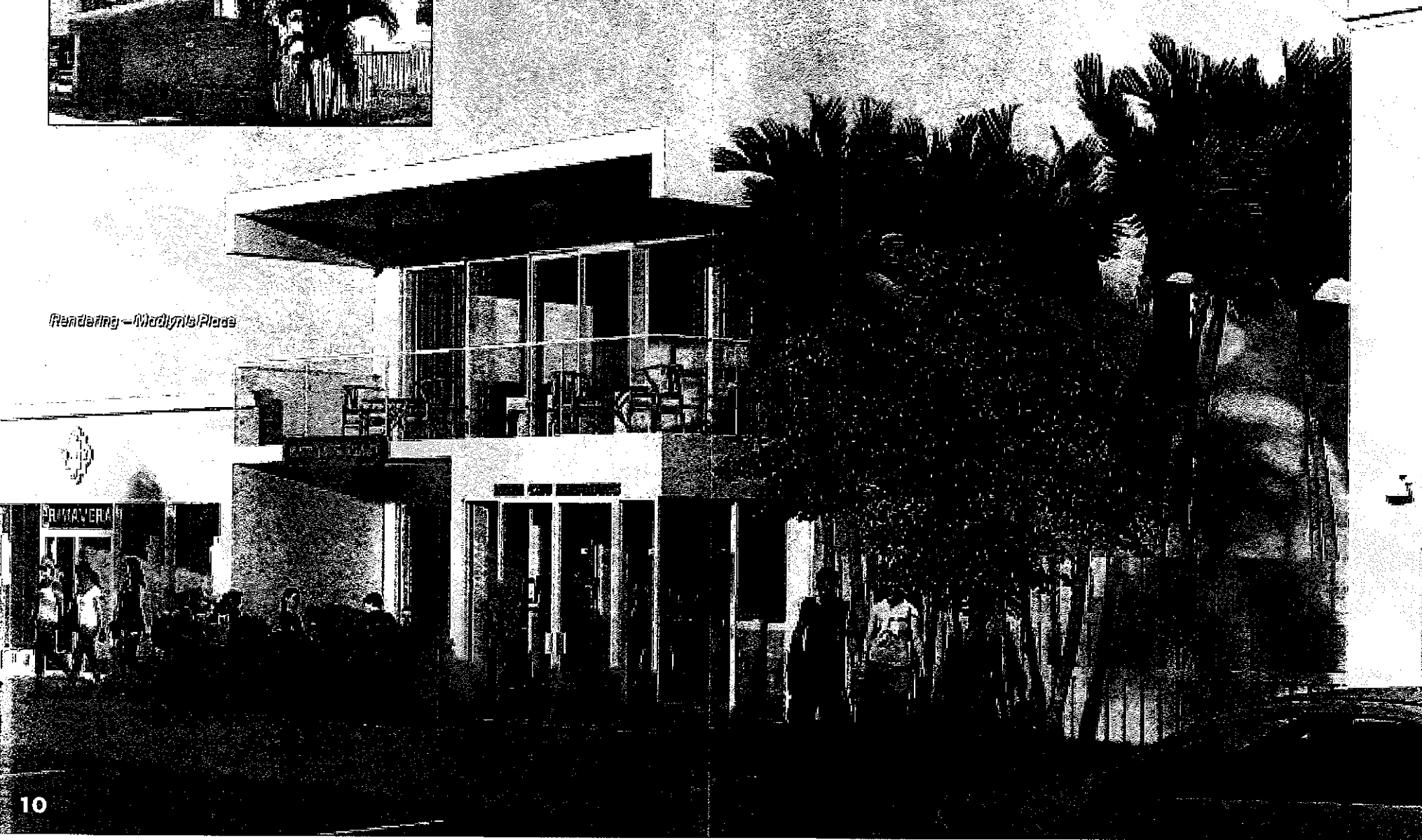
Renderings for the future Village Flats project along Lake and Lucerne Avenues.



1213 LAKE



Rendering - Madlyn's Place



After many years and offers, the CRA was successful in purchasing this 2-story, blighted property just west of the railroad tracks and across from the CRA offices. The building sat empty for over 15 years after a serious fire left it uninhabitable. Although some improvements were done over the years, the building remained inactive. In 2020, the CRA made an offer on the building and it was accepted. Initially the building was bought with the intent of attracting a developer to redevelop the site for an office or commercial use. However, after careful consideration and some luck, the CRA decided to use the building in an effort to further stabilize the area west of Dixie Highway where the majority of NSP homes were built.

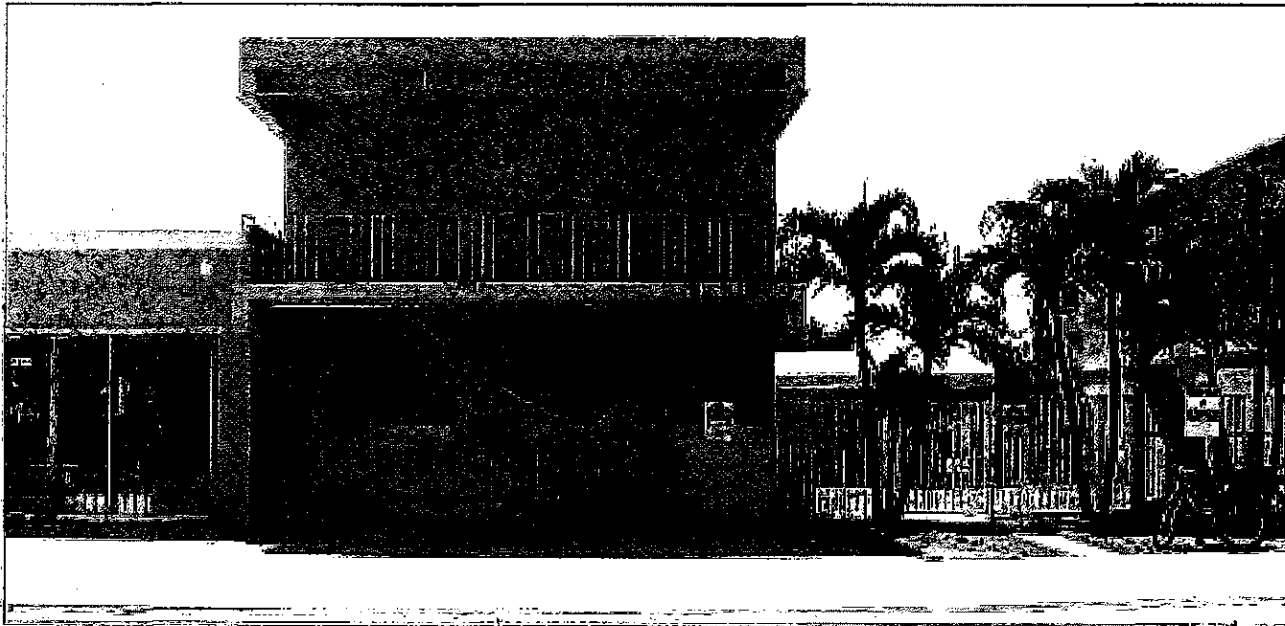
With the help of a local Foundation and the CRA's non-profit, the Cultural Renaissance Foundation, an idea was put in motion. The plan included a restored building that would house non-profit groups specifically to mentor youth in the area. Additional funding was awarded by the Palm Beach County Solid Waste Authority. Over the next year, the CRA and the Cultural Renaissance Foundation will seek additional funding and recruit local non-profit mentoring groups to share the space and pay for the operation and maintenance of the building. Plans are underway and will be submitted to the City once complete. The addition of youth mentoring, along with redevelopment of the area and new, affordable housing and infrastructure, will provide much needed opportunities for positive growth and neighborhood success.



Madlyn's Place rendering – Lake Avenue entrance.



Above: Existing view of 1213 Lake Avenue from back alley.



To Left: Colorful lizard Mural art by artist Ripes painted during FOCUS Lake Worth Beach.

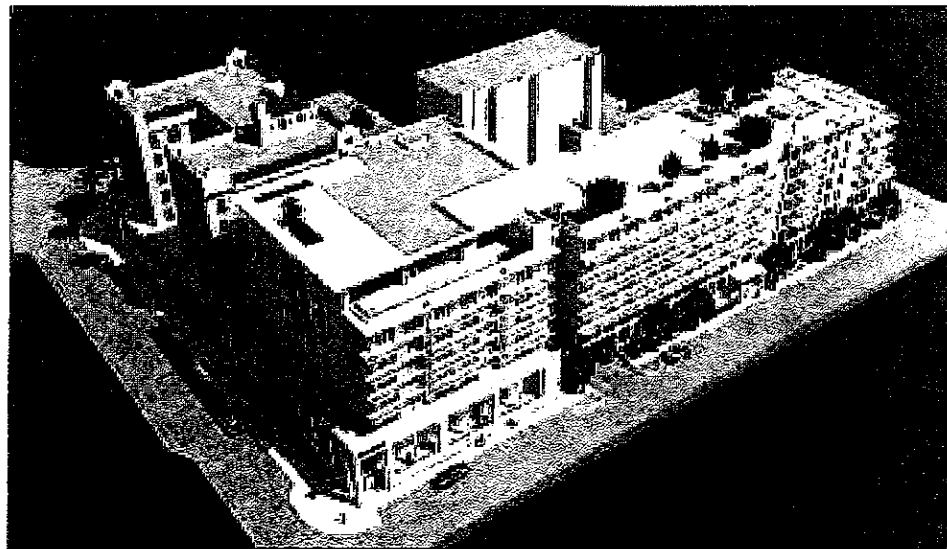
The Gulfstream Hotel, although closed for over a decade, conjures up a nostalgic time in the City for many residents and visitors. It was not only a hotel and restaurant but an iconic building synonymous with Lake Worth Beach. After several sales and sets of plans, the hotel and associated project is on track to not only be redeveloped but live up to its potential. The hotel was built in 1925, consists of 106, small, hotel rooms and is on the U.S. National Register of Historic Places.

The new potential owners, Restoration St. Louis, has a contract to purchase the 2+ acre site, restore and renovate the historic building to provide for 99 hotel rooms and a restaurant. The seven adjacent properties will include a new 71 hotel room annex, a 42-unit apartment building, a parking garage, gym, salon and event spaces. Once completed, the project will add substantial value to the City, attract visitors and most importantly, provide the City with an asset, that along with the Beach, Downtown and Arts District make the area a destination.

One of the CRA's goals in the Redevelopment Plan is to encourage the acquisition, demolition and reuse of those properties that, by virtue of their location, condition or value, no longer function at their highest potential economic use. Although the Historic Gulfstream Hotel will be renovated, the adjacent properties to the west, now vacant, once contained blighted, empty structures. These were demolished in 2017 by the CRA in an effort to beautify the area while assisting the owner of the property at the time.

The new Gulfstream project will provide new, modern housing opportunities in the district that will attract professionals and couples who will support not only the commercial component of the project, but also, businesses in the downtown and along Dixie Highway. The added number of visitors will also bring sales tax dollars as well as customers to the area. According to a study, compiled by Oxford Economics, a typical hotel with 100 rooms supports up to 250 local jobs per year. Additionally, the study found that for every \$100 spent on a room, guests spend an additional \$221 at their destination. These monies are spent at local dining, shopping, recreation and transportation facilities (Oxford Study, American Hotel and Lodging Association, 2020).

The Agency will be giving assistance to the project in two ways. First, the CRA will provide funding to assist with pre-development and infrastructure costs. The CRA will also be providing approximately eight years of tax increment rebate on the new portion of the project since the historic building will receive a ten year tax credit from the City of Lake Worth Beach. The projected closing of the property will be completed in 2022. Construction is estimated to begin soon after. Substantial completion is expected in 2025.



The new owners Amy and Amrit Gill speak about the the Gulfstream Hotel and their vision to restore and renovate this historic building.



GULFSTREAM HOTEL



*Renderings of the future
Gulfstream Hotel – located
at corner of Lake Avenue
and Golfview Road.*

The Perch In July 2020, the CRA advertised a Request for Proposal (RFP) for the development of the three contiguous vacant lots located at 7 North 'B' Street, 1602 Lake Ave. & 15 North 'B' Street. As a result of this RFP, the CRA received 5 diverse submittals prior to the October 14, 2020 submission deadline date. The Board approved the top-rated proposal by In-Habit Development. This firm is proposing to construct a modern, 18-unit rental development with the potential to add workspace in place of rental units. The estimated project costs would exceed \$5M.

This property was assembled due in large part to an unrelated settlement agreement between the City of Lake Worth Beach, the CRA and the owner of one of the three parcels. Per the agreement, the CRA will take full ownership of all three parcels once a development agreement and purchase & sale agreement is executed later this year. Subsequently, the CRA will transfer the property to a qualified firm for development of the site. Due to its location at the entrance to the City, this property has been identified as being ideal for the construction a signature building containing a mixture of residential and commercial or workspace.

Both CRA and City Staff have been working with FDOT on pedestrian and bicycle improvements that are being completed by FDOT over the next year thanks to a successful grant that the City/CRA applied for together in 2016. The goal of the grant and the recommended improvements was to slow down auto traffic, improve lighting and move crosswalks to more appropriate locations, making it easier for pedestrians and students to cross this busy intersection. FDOT is in contact with InHabit Property Group and they have been working closely to identify the locations for improvements, the cost and an approximate and appropriate timeline.

A development agreement was approved at the April 2021 CRA Board meeting. The approval included the design of the building, including any entranceway features, murals or other additions that must be brought back to the Board before site plans are submitted to the City. Once site plans are submitted, the City review team will provide comments regarding architecture and design. The plans must then be approved by both the Planning and Zoning Board and the City Commission, allowing for additional public comment.



The development site is located between Lake and Lucerne Avenues and between North "A" and North "B" Streets.



The Perch – The developer, InHabit Property Group, plans on building 1, 2 and 3 bedroom units, as well as some five/work spaces.

Skygarden Following the successful RFP for the NSP-2 lots along Lake and Lucerne, one lot, 15 North "E" Street, was left standing. This 35 ft. wide lot is next to another redevelopment site that was approved for a three-story, mixed-use project on a 70 ft. by 95 ft. lot. After proper advertising, the CRA selected a proposal from Contin Architecture for the development of a 2-unit, two story mixed-use development that would complement the private development next door.

In 2020, the CRA entered into a development agreement with Contin Development and the plans are currently being reviewed by the City. Construction is expected to begin in late 2021.



The Standard – This mixed-use project near Lucerne Avenue and "E" Street will include four residential units and ground floor retail.

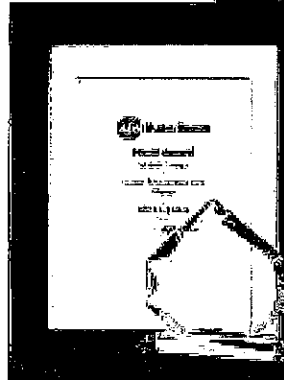


Project site at 15 North "E" Street

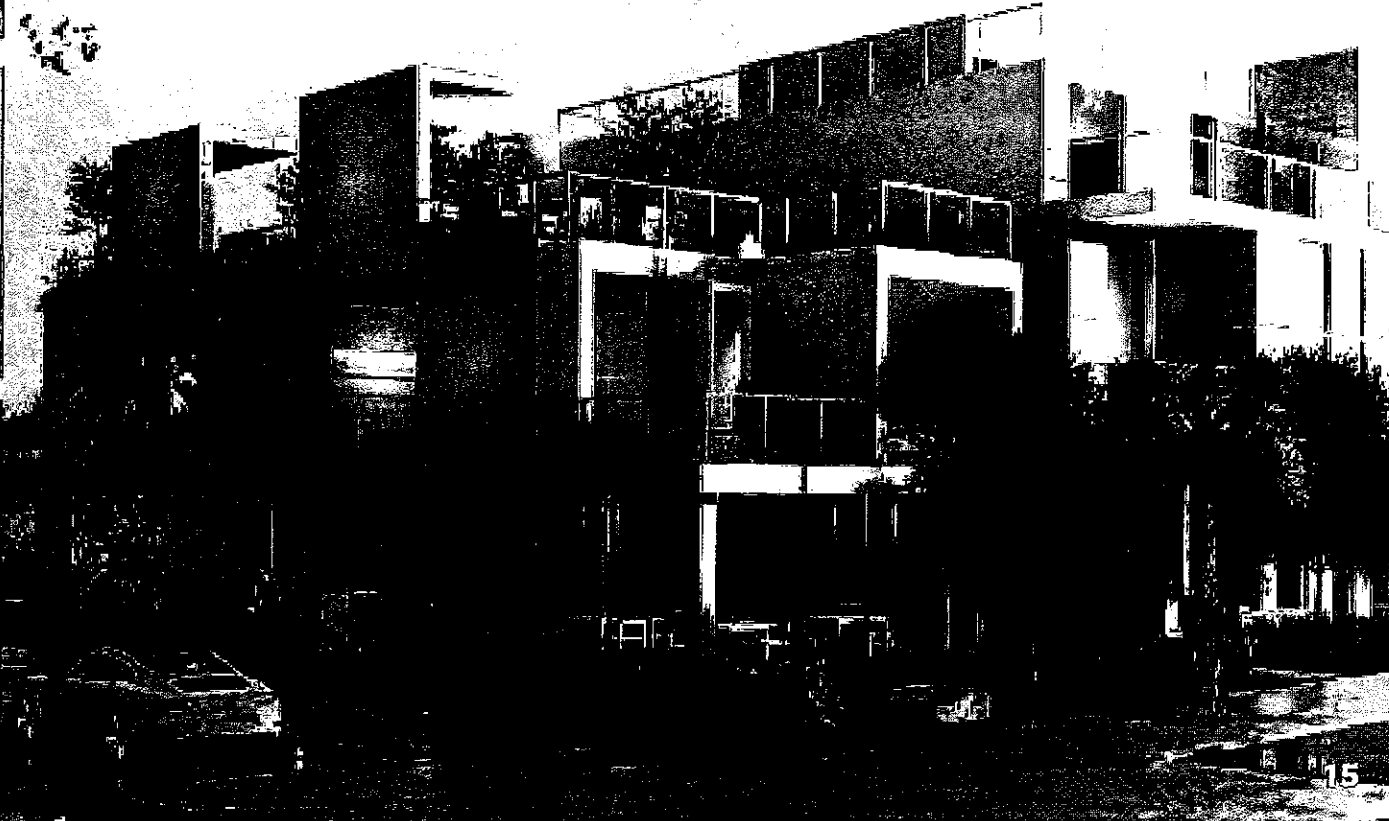


Sky Garden – This mixed-use project at the intersection of Lucerne Avenue and "E" Street by Contin Development, will include 2 residential units and ground floor retail.

Contin Architecture and Design received an award from AIA Palm Beach and Florida for the design of these micro-lofts.



Rendering view from corner of Lucerne Avenue and North "E" Street



GRANT PROGRAMS

FOR SMALL BUSINESSES AND DEVELOPERS

The Lake Worth Beach CRA continues to be a vital organization tasked with initiating programs to improve and strengthen the business community through marketing, promoting and offering financial incentives.

Matching grant programs offered by the CRA have been proven to help attract and retain commercial development and employment opportunities throughout the district. Approximately 17 years ago, the Agency began offering the very popular **Commercial Façade Grant** for new and existing commercial property owners. A few years later the CRA established the **Interior Improvement Grant** program for financial assistance with the renovation and buildout of new commercial space. In addition, the CRA's **Public Infrastructure Grant** program provides up to \$100,000 for developers that are willing to invest over two million dollars' worth of new construction into the City. Public Infrastructure grant funds are to be used towards the installation or upgrading of shared public amenities that are necessary for commercial or mixed-use developments, including but not limited to: new sidewalks, utility relocation/upgrades, alleyway improvements, repaving adjacent streets or improved exterior site lighting.

Finally, the very popular **Commercial Signage Grant** program, provides small businesses an opportunity for the CRA to assist with their costs of obtaining new exterior signage or awnings. This grant offers new and existing businesses within the CRA district funding to install new, attractive, decorative and professionally made exterior signage. If awarded, the grant will pay half of the costs associated with designing, fabricating and installing the new signage. The CRA works directly with the applicant and sign vendor to ensure a quality product is installed.

Regardless of the grant program, all grant requests are reviewed by CRA Staff with recommendations and final approval from the CRA Board of Commissioners, if necessary. Funding is budgeted on an annual basis and awarded on a first-come, first served basis.

In fiscal year 2020/2021, the CRA helped to incentivize and support multiple commercial renovation projects in Lake Worth Beach, including: 810 South Dixie Highway; 205 North Federal Highway; Gentle Pet Crossing Acquamation Services; L-Dub Subs; and Cans Bar & Grill.

810 South Dixie Highway:

A Commercial Façade Grant was awarded for significant exterior repairs to this prominent structure on South Dixie Highway. The 70 year-old building was in desperate need of new impact windows, doors, lighting and stucco repairs. Once improvements were completed, the property became much more appealing to the surrounding neighborhood and more desirable for a potential new small business or lessee.





Historic Building at **205 North Federal Highway**: A **Commercial Façade Grant** was awarded to assist with the exterior Improvements and weather hardening at this historic building in downtown Lake Worth Beach. The 100-year-old, two-story building has been home to various small businesses throughout the years. It also contains one of the oldest and well-kept murals in the City. With help from the CRA, the building was repainted and stucco was repaired. The owner was also given the option to replace the ageing doors with new Impact resistant rated doors.

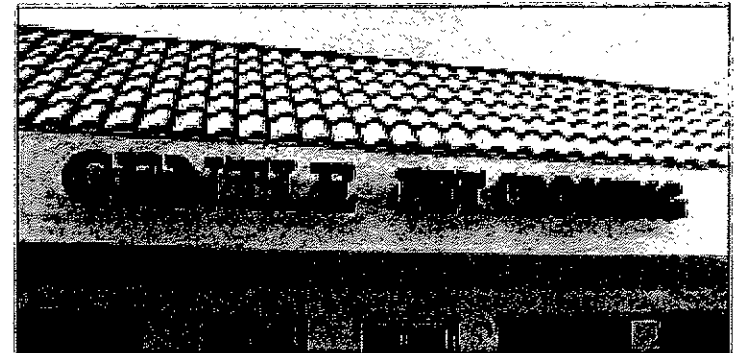
L-Dub Subs: With great anticipation, a new sandwich shop has opened in downtown Lake Worth Beach! In early 2021, the owners of the 'L-Dub Subs' and their landlord, were awarded an **Interior Improvement Grant** from the CRA. This grant was used to completely build out a formerly vacant storefront into a new take-out restaurant. Funds were used for extensive plumbing, electrical and mechanical upgrades. As a result of the CRA grant, a new mom and pop business has found a home in our historic downtown.

Located at 16 South "J" Street





Pictured from left to right: Gentle Pet Crossing owners, Juanique and Jacque Chadinha-Branca with daughter; City of Lake Worth Beach Mayor, Betty Resch; Commissionner Christopher McVoy; Commissionner Kim Stokes; and Commissionner Herman Robinson at the Ribbon Cutting Ceremony.



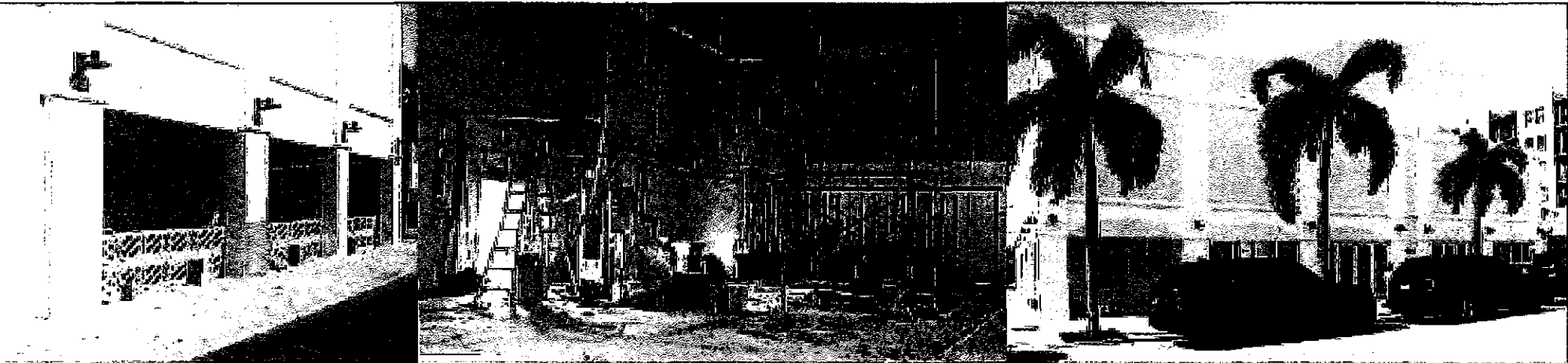
Gentle Pet Crossing located at 409 South Dixie Highway, also utilized the CRA Signage Grant Program.

Gentle Pet Crossing Pet Funeral Aquamation Services:

Gentle Pet is a new locally owned business that provides afterlife care services for pets. In 2020, the owners of this business submitted applications for both the **Interior Improvement Grant** and the **Signage Grant** program.

These combined grants were used to help offset the exorbitant costs associated with opening their new business on South Dixie Highway. What once was a vacant, lifeless storefront has been renovated into a sustainable business located near downtown on one of our main commercial thoroughfares.





Cana Bar & Grill will be a new major addition to downtown Lake Worth Beach. This 4400 sq.ft. space received both a **Commercial Façade** and **Interior Improvement Grant** from the CRA In 2020. These grants will be used to help completely gut and rebuild one of the largest commercial spaces in our historic downtown. Once complete, the new restaurant will rejuvenate a depressed area of downtown and employ up to 30 new full-time employees.

Artist rendering – 804 Lake Avenue



Additionally, multiple **Signage Grants** were awarded to small businesses located throughout our downtown and along the Dixie Highway commercial corridor: **Nature's Way Café, Gentle Pet Crossing; Florida Window and Door; Shear Kut Barbershop; Maurici Salon; and La Placita.**

The establishment of these four grant programs further reinforces the Intentions of the CRA's Redevelopment Plan by formulating economic development strategies that support the City's position in the regional economy. Our Agency is committed to redevelopment efforts which take full advantage of multiple grant programs to stimulate the local economy leading to job growth and employment opportunities for residents in the community.

The CRA continues to refine our successful grant programs and abolish those programs which do not show a significant return on investment. Staff measures the success of these programs by looking at the retention of the business and/or job growth at a specific location and by observing the overall physical transformation to formerly underutilized buildings or parcels of land.

Located at 506 Lake Avenue



Located at 1107 Lake Avenue



Location at 1125 North Dixie Highway and 1029 North Dixie Highway



Located at 401 North Dixie Highway

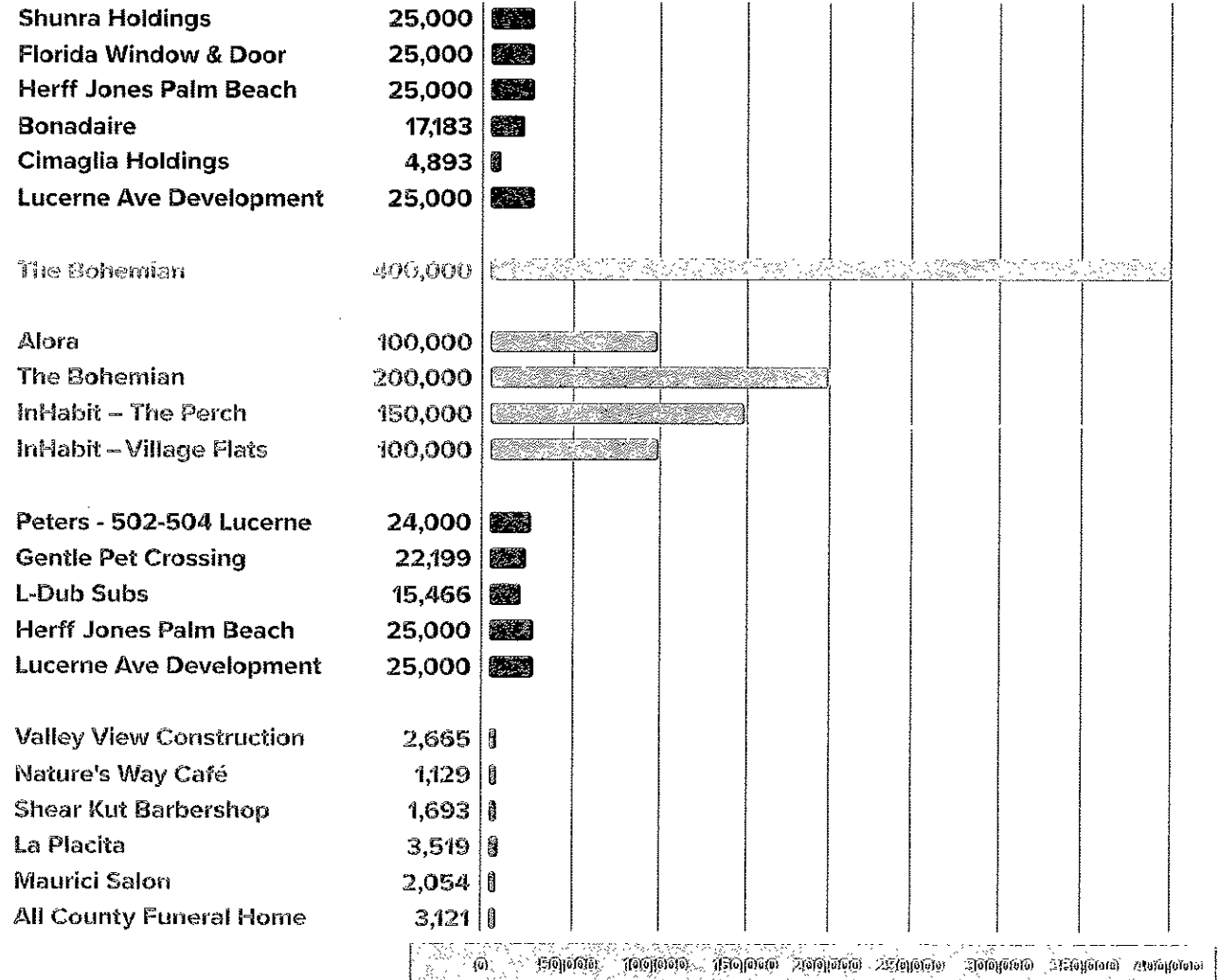
Our grant acceptance period opens in November of each year and closes the following June. Grants are awarded to qualified 'shovel' ready projects that will have a significant impact for the City and the best return on investment to the tax-payers in the City of Lake Worth Beach.

Located at 611 Lake Avenue



Located at 517 Lake Avenue

GRANTS / PROJECTS AWARDED



Commercial Façade
 Economic Development
 Infrastructure
 Interior Improvements
 Signage

MARKETING

Staff worked with the O'Donnell Agency to create colorful eye-catching postcards highlighting CRA activities and programs. The 3-card series touched on Incentives, assistance, values and economic development. Each was directly mailed to residents located in the CRA District.

In addition to direct mail marketing the CRA hired the Sun-Sentinel Media Group to create a tactical digital advertising campaign that included: digital display ads, direct email marketing and social ads. These online ads along with printed ads in the Lake Worth Herald, Pure Honey Magazine and other publications were used to promote the Downtown shops and restaurants.

This is Your CRA Today.
 Just to name a few of our CRA Benefits, we've got you covered:

- 1. Homeowner assistance programs
- 2. Incentives for new businesses
- 3. Property tax relief programs
- 4. Job training and workforce development programs
- 5. Support for small businesses
- 6. Assistance for job seekers
- 7. Support for job training and workforce development programs
- 8. Support for job training and workforce development programs
- 9. Support for job training and workforce development programs
- 10. Support for job training and workforce development programs

INNOVATION & BEAUTIFICATION

DOWNTOWN

IT'S THE NEXT BIG THING.

VALUE & VITALITY

DOWNTOWN LAKE WORTH BEACH

IT'S THE NEXT BIG THING.

PUT YOUR \$ WHERE YOUR ♥ IS

SHOP LOCAL

DINE OUT

LAKE WORTH BEACH

Lake Worth Beach CRA

Are you looking to open or relocate your business? Come to Lake Worth Beach. It's the next big thing! With over 100 new residential units being built and several new developments planned, now is a great time to take advantage of the opportunities that Lake Worth Beach has to offer your business.

INCENTIVES & ASSISTANCE

LAKE WORTH BEACH

IT'S THE NEXT BIG THING.

BIG THING

WE ARE...



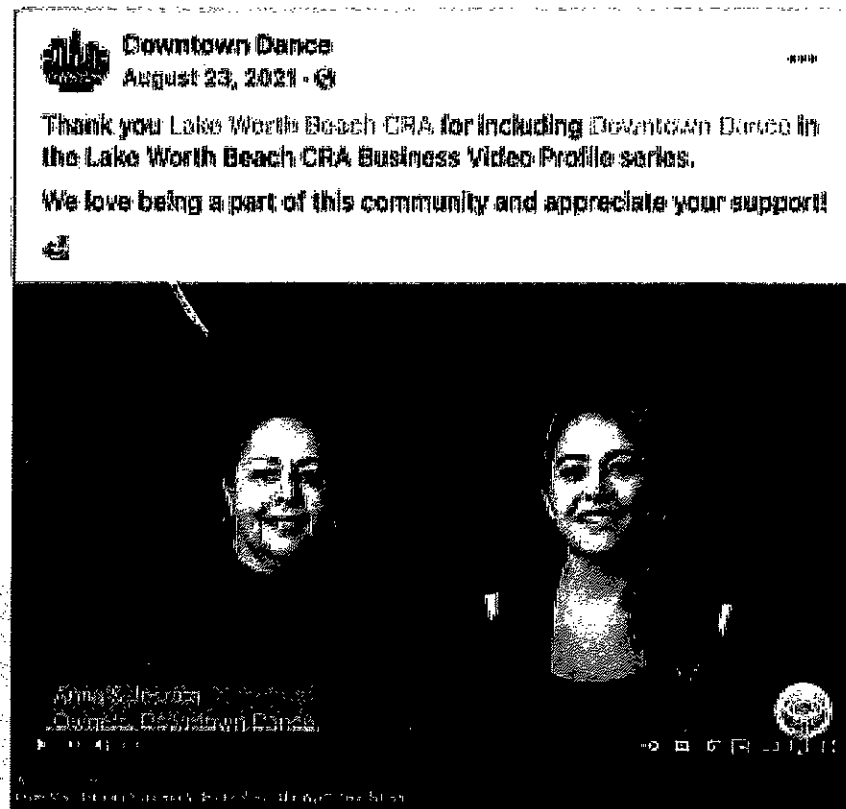
PAWS ON THE AVE – 525 LAKE AVENUE



SMALL BUSINESS VIDEO SERIES

CRA staff has been working on a series of short videos to promote our downtown businesses. To date, we have created videos for the The Tacky Tourist, Zoo Health Club, Paws on the Avenue, Mathews Brewing Company, Downtown Dance, L-Dub Subs and Stitches and Rust Vintage Shop.

Subscribe to the CRA's YouTube channel and stay tuned for a series of videos that will showcase Lake Worth Beach's local talent.

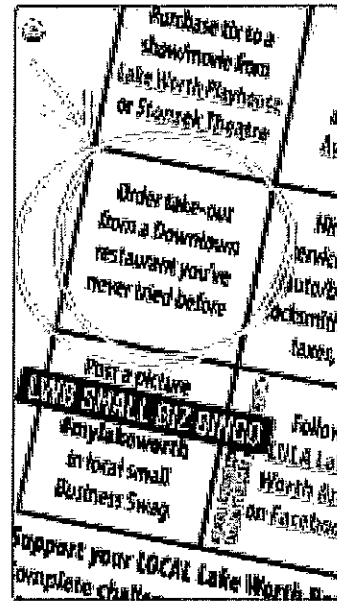


Featured small businesses: Stitches and Rust Vintage Shop located at 617 Lake Avenue; Downtown Dance located at 805 Lucerne Avenue; and L-Dub Subs located at 16 South J Street.

SMALL BUSINESS WEEKS

We love our small businesses so much we decided to celebrate twice this year. CRA Staff presented its annual Small Business Saturday in November 2020 and Small Business Week in May 2021.

Everything local is the foundation of the charm and appeal of Downtown Lake Worth Beach. Its individualistic retail and exceptional eateries make it the perfect place to celebrate Small Businesses. From Monday, May 3 through Sunday, May 9, 2021, visitors and residents were encouraged to patronize their favorite Lake Worth Beach places and support the backbone of Downtown's economy.



This weeklong campaign has small businesses on the CRA's social media channels, taking advantage of cross promotions such as #takeouttuesday and #cincodemayo.



NATIONAL SMALL BUSINESS WEEK



MAY 3RD THROUGH MAY 9TH, 2021

Celebrating America's Small Business Owners and Entrepreneurs

CELEBRATE SMALL BUSINESS WEEK IN LAKE WORTH BEACH

DID YOU KNOW?? 73 cents of each dollar spent at a locally owned business stays in the community?!

Pick up a gift, visit the salon, order some takeout, or pay it forward and buy a cup of coffee for someone else and let them know it's to celebrate Small Business Week!

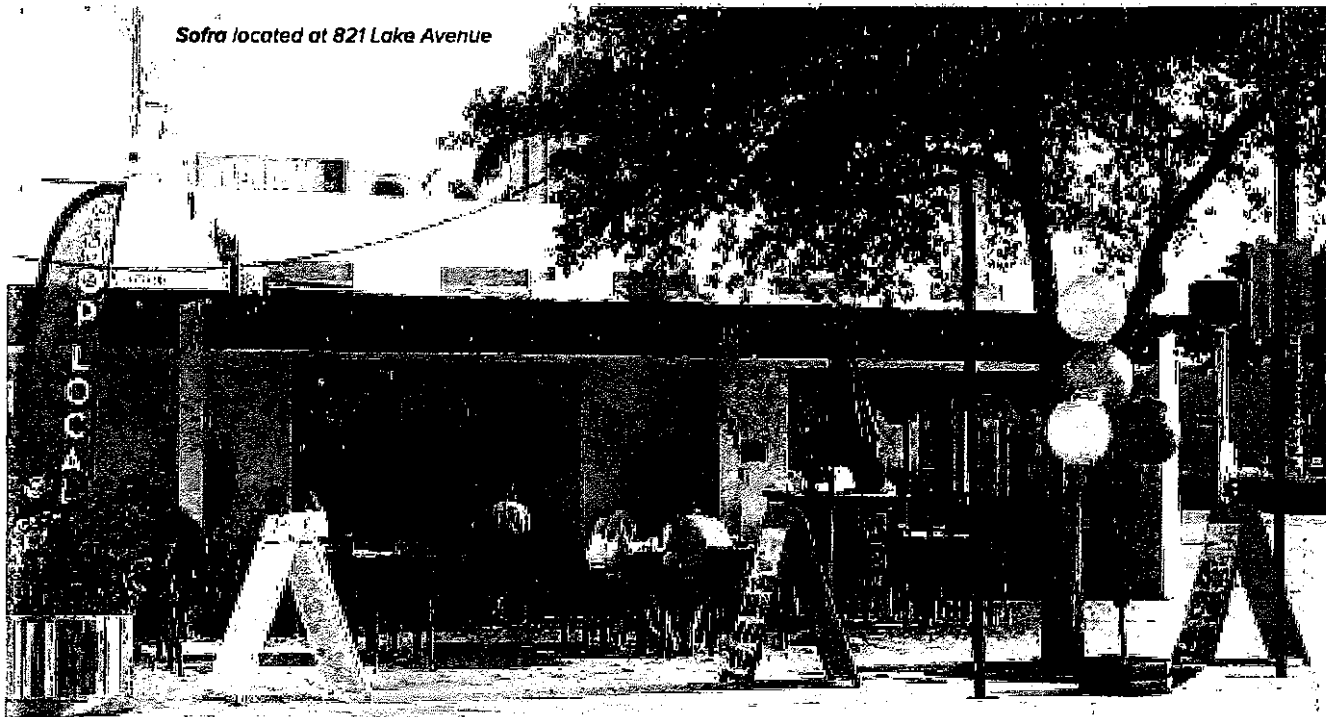
Show your love for LOCAL and support your Lake Worth Beach Small Businesses from May 3rd to May 9th! Complete challenges to win. Mark 5 boxes in a row horizontal, vertical or diagonal to score "BINGO". DON'T FORGET - as you play along, take pics and share on Facebook or Instagram using #mylakeworth.

CLICK GAME BOARD to download

The annual event that is part of the programming by the Small Business Administration (SBA) is meant to highlight the importance of entrepreneurs and small business owners across the United States. According to the SBA, half of Americans either work or own a small business and small businesses create an estimated two out of every three jobs in the U.S. each year. The numbers are even more staggering in Lake Worth Beach, where several small businesses make up the Downtown core.

Let's see your Bingo cards!
Share on #mylakeworth

Sofra located at 821 Lake Avenue



In November, Small Business Saturday, known as a national shopping holiday was held during one of the busiest shopping periods of the year to encourage consumers to "Shop Small". The Lake Worth Beach CRA markets these events with several programs, activities, entertainment, social media competitions and small business workshops. For more information, please visit the CRA's Facebook page at the handle, @lwcr.

LAKE WORTH BEACH CRA
SMALL BUSINESS SATURDAY
 SATURDAY 28th NOVEMBER
 Celebrate and support your favorite LOCAL shops and establishments on Small Business Saturday!

Small Business Saturday

Small Business Saturday is a day to celebrate and support your favorite local shops and businesses. It's a chance to show your appreciation for the hard work and dedication of the small business owners in your community. Join us on Saturday, November 28th, and let's all shop small!

#SMALLBUSINESSWEEK DAY 3
CINCO DE MAYO
 WHERE ARE YOU CELEBRATING?

To be included all businesses need to submit info on form at link in profile or send form via email

LAKE WORTH BEACH CRA
SHARE JOY SHOP SMALL
 THE MORE WE DO A LITTLE EVERYTHING FOR LOCAL BUSINESS OWNERS

Participating business promotions are shared throughout the holiday weekend on the CRA's social media channels, while encouraging folks to support their local small businesses throughout the year.

FREE ZOOM WORKSHOP OMNICHANNEL 1, 2, 3

Bridging the gap between physical and online businesses.

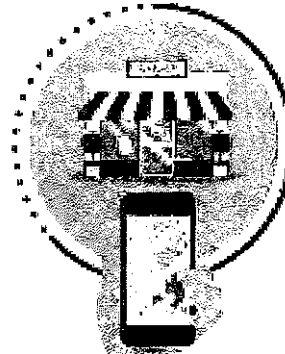
JOIN US

Date: Monday, March 29th | Time: 11:00 AM

REGISTRATION: THE WORKSHOP IS FREE TO ATTEND BUT YOU MUST REGISTER IN ADVANCE TO RECEIVE THE ZOOM LINK

www.angelcicerone.com/omnichannel-mar-29

TAKE WORK BEACH... The Next Big Thing!



Omnichannel 1, 2, 3

A Zoom Workshop presented by Angel Cicerone of Tenant Mentorship discussed the topic of the use of Omnichannel to bridge the gap between physical and online businesses. With the proper training and a solid understanding of how it can improve business, the conversion to omnichannel can be both painless and seamless.

Affordable Housing Collaborative

The event featured a panel of local experts who discussed topics such as housing trends, renting vs. homeownership and affordability. This event was an opportunity for Lake Worth Beach residents to learn how to strategically save money and further explore the housing market.

The experts were:

- Suzanne Cabrera, Panel Moderator and Executive Director Housing Leadership Council
- Matthew Constantine, Executive Director, Adopt a Family of the Palm Beaches
- Annando Fane, Assistant City Administrator, City of West Palm Beach, and Former HUD Director
- Claude LaCourse-Bloom, Executive Director Community Land Trust of Palm Beach County
- Hanahy Wheel, President of the Community Land Trust of Palm Beach County and Regional Vice President, Pinnacle Communities



The Lake Worth Beach Community Redevelopment Agency and the City of Lake Worth Beach invite you to attend a

Panel Discussion on Affordable & Workforce Housing

DATE: Thursday, July 15th

TIME: 6:00PM COST: Free

LOCATION: Lake Worth Beach Casino Building and Beach Complex to South Ocean Boulevard

Please RSVP to the CRA no later than July 13th via email to: ettheodoresko@lakeworthbeachfl.gov

PANEL TOPICS: • Affordable vs. Workforce • Housing Outlook • Community Needs & Assistance

Business provided by Vincent's Bistro. This event has been sponsored by Allisted Development



WORKSHOPS & DISCUSSIONS

During the summer months the CRA created several workshops to inform residents and community stakeholders about the changes that South Floridians would soon be facing. These talks included: Affordable Housing Collaborative at the Lake Worth Beach Casino Ballroom; Destination Lake Worth Beach; Omnichannel 1, 2, 3 – Bridging the Gap Between Physical and Online Business; and Economic Development Webcast. Recordings of all of these events are available and can be viewed on the CRA's YouTube channel.

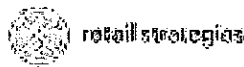
DESTINATION LAKE WORTH BEACH



Developers, Property Owners, Commercial Realtors and Business Owners are invited to attend a **FREE WEBINAR** on retail real estate and development opportunities in Lake Worth Beach and what to expect in the future of retail.

INFORMATIONAL WEBINAR HELD ONLINE VIA ZOOM.

JULY 29, 2021 at 10:30am | Login to WEBINAR @ <https://bit.ly/DestinationWB> July 29



Destination Lake Worth Beach

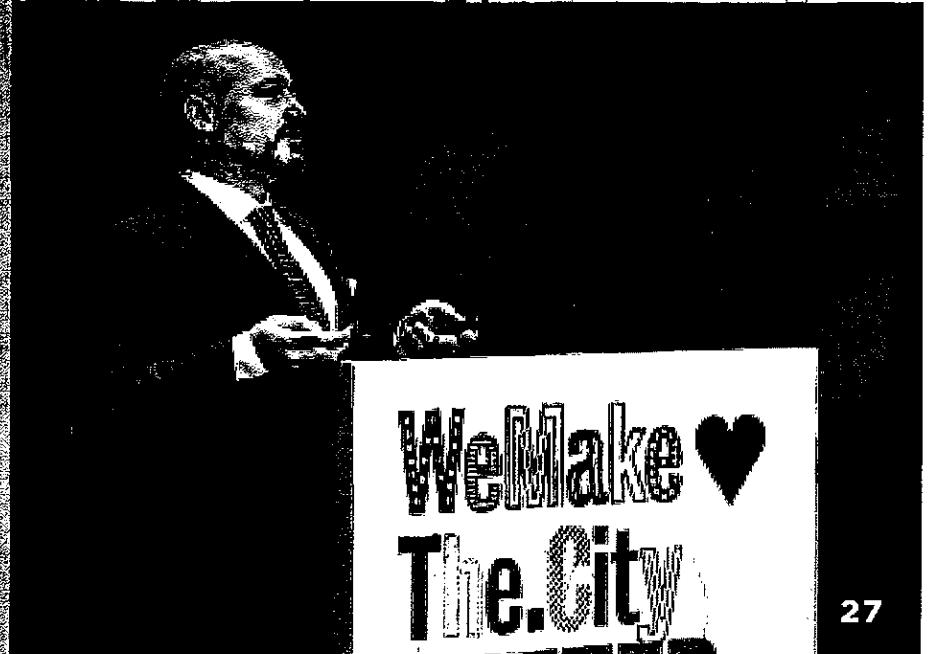
Developers, Property Owners, Commercial Realtors and Business Owners were invited to attend a free webinar presented by Retail Strategies on retail real estate and development opportunities in Lake Worth Beach. Retail Strategies touched on the following: Lake Worth Beach Demographics, State of Retail, and How to Attract the Right Kind of Retail.

Economic Development Webcast

Webcast presented by Joe Minicozzi, Founder of Urban3, focused on addressing the challenges of urbanization in our community.

Lake Worth Beach CRA Economic Development Webcast

Addressing the challenges
of urbanization in our community



HATCH 1121 EXHIBITIONS

LULA Lake Worth Arts began programming after a long pause due to the COVID 19 virus. Exhibitions commenced with the 4th Annual Community Show in March 2021, followed with "Artist Collective" presented by local homeowners and artists residing in West Village and the Urban Arts Lofts. The exhibition showcased abstract paintings, collages, photography and included artists talks and live entertainment.

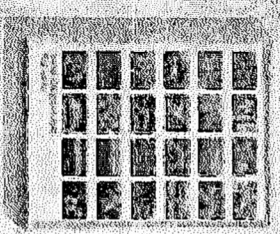
The shows and events at HATCH 1121 are made possible by generous donations from our sponsor and grant funding. During this time staff was awarded the following grants: The Cultural Council for PBC C-1 Grant, the Cultural Council for PBC COVID Relief Grant and a mini grant from Healthier Lake Worth Beach.



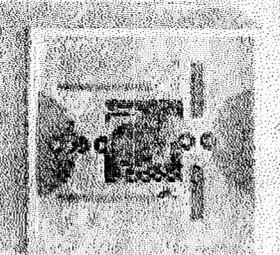
Cultural Council
 HEALTHIER LAKE WORTH BEACH
LULA
 Healthier Lake Worth Beach

HATCH 1121 2021

ERIC SMITH
 YOU'RE NOW BEYOND ROPE



LOUISE NOAKES
 THE CRAZY YEARS



Wolfgang Gredler, Johnson
artist and president of the Urban Arts Lofts, was one of the organizers of the "Artist Collective" opening reception.



Impressive gallery presentation of works by West Village resident, Matt Vought.

This year's annual **Comm(UNITY) Art Exhibition** featured more than 24 artists with mediums including fused glass, acrylic painting and photography. In addition to local talent, LULA Lake Worth Arts partnered with the Farmworkers Coordinating Council and Arts4All Florida to showcase 15 works of art inspired by youth. Artists talks were presented virtually, recorded and shared via Facebook and are available to view on the CRA's YouTube channel.



Curator Peter Meyerhoefer moderated Comm(UNITY) Artist Talks with artists Gloria Graham Solecito and Jose Mendez.

HATCH 1121 PRESENTS THE FOURTH ANNUAL

Comm{UNITY}

EXHIBITION

featuring Lake Worth Beach local artists

March 12 through March 28, 2021

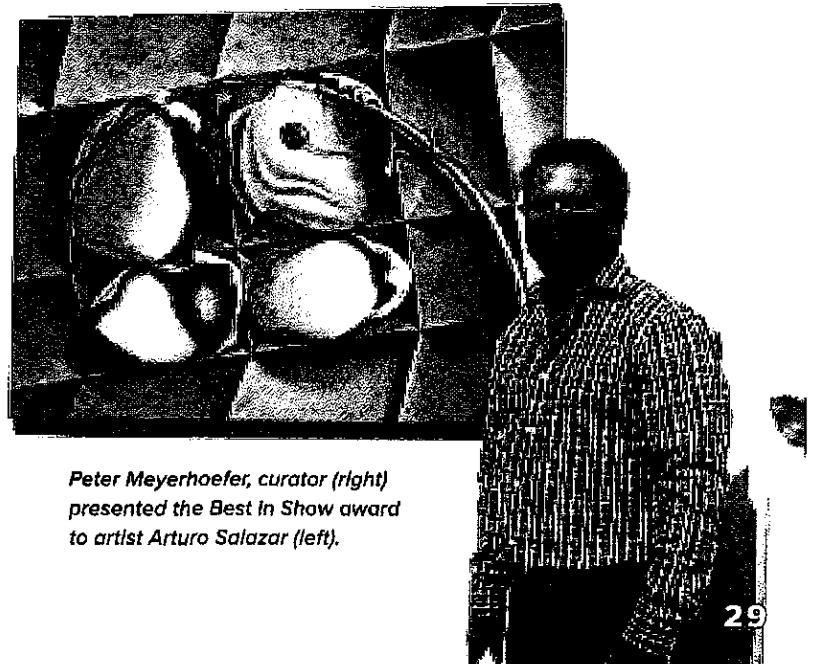
sponsored by

**LU
LA**
LAKE WORTH ARTS FOUNDATION

**HATCH
1121**

HATCH 1121 | 1121 Lorraine Avenue | Lake Worth Beach, Florida 33460

The 4th Annual Exhibition offered viewing options to follow social distancing and CDC guidelines.



Peter Meyerhoefer, curator (right) presented the Best in Show award to artist Arturo Salazar (left).

The Dia De Los Muertos Festival is back! LULA Lake Worth Arts invited residents, business owners, visitors and DDLM enthusiasts to participate in the 5th annual Dia De Los Muertos celebration on Saturday, October 30. Translated as Day of the Dead, this annual event originating in Central and South America is a festive time to honor deceased relatives, satirize the living, and entice the spirits to visit with flower-decked altars and offerings of food.



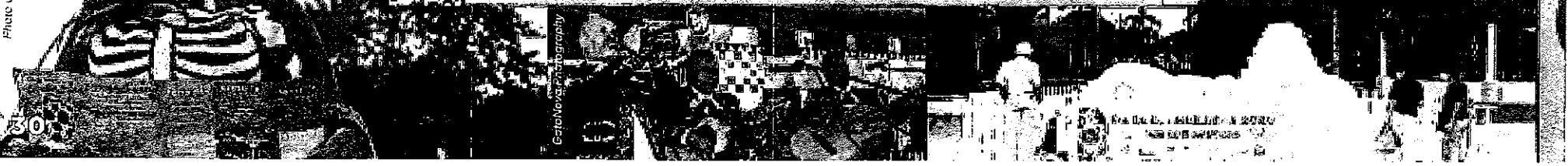
DIA DE LOS MUERTOS 2020

THANK YOU TO OUR SPONSORS

The sponsor logos include: LULA, LULA Arts, LULA Community Center, LULA Cultural Council, ELEMENT, LULA BOOK STORE, GONZALEZ, MERIDA, and LULA MID.

Photo credit: Getzlove Photography

Photo credit: Getzlove Photography



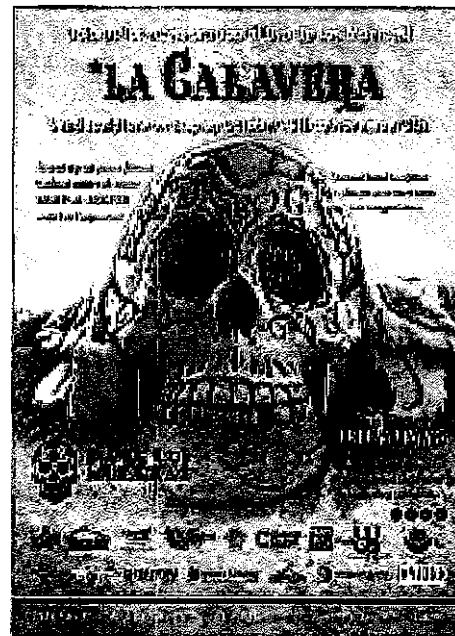
DIA DE LOS MUERTOS

One of the most popular annual celebrations in Lake Worth Beach held during the scariest time of year is back – with social distancing measures in place. LULA Lake Worth Arts and the LWB CRA presented the fifth annual Día De Los Muertos, or Day of the Dead celebration differently this year. This year's street festival was replaced with a free movie night, scavenger hunt, virtual art workshops, and a large "Sand Skull" sculpture. Sand sculptors Patrick Harsch and Dean Arscott of Team Sandtastic began working on the 25 foot creation on Thursday, October 15. The sculpture remained on display in the Lake Worth Beach Cultural Plaza at 414 Lake Avenue in Downtown Lake Worth Beach through November 5.

In addition to the dramatic sand sculpture, restaurants throughout Downtown built out their own authentic presentations in the Day of the Dead theme, like skulls or "calaveras," altars and more. The calaveras were key to the scavenger hunt and were hidden among participating downtown merchants. Residents were invited to enjoy a socially distant screening of the movie "Book of Life" on October 23 outdoors at HATCH 1121. The event also featured two virtual art workshops centered around Latin culture. The first, a bilingual story and craft time that taught kids the story of Día De Los Muertos. The second workshop led by John Cutrone and Seth Thompson of Lake Worth's own Convivo Bookworks, taught students to create basic linocut-style images with easy-to-carve, eraser-like substrate and a carving tool.



Día De Los Muertos awarded in the following categories: 1st Place Outdoor Signage – Día de los Muertos Advertising by LULA & Lake Worth Beach CRA; 2nd Place Instagram – @dia_de_muertos_lakeworthbeach; and 3rd Place Event Photo (above) taken by local photographer Shawn Moss.



This event was recognized by the Florida Festivals & Events Association (FFEA) with three SunSational Awards at the annual FFEA Convention. Día De Los Muertos was designated as a winner in three categories beating out over 463 applications that were submitted for events taking place throughout the State of Florida. LULA Lake Worth Arts is incredibly thankful for this honor and appreciate everyone whose dedication and hard work make this event possible.

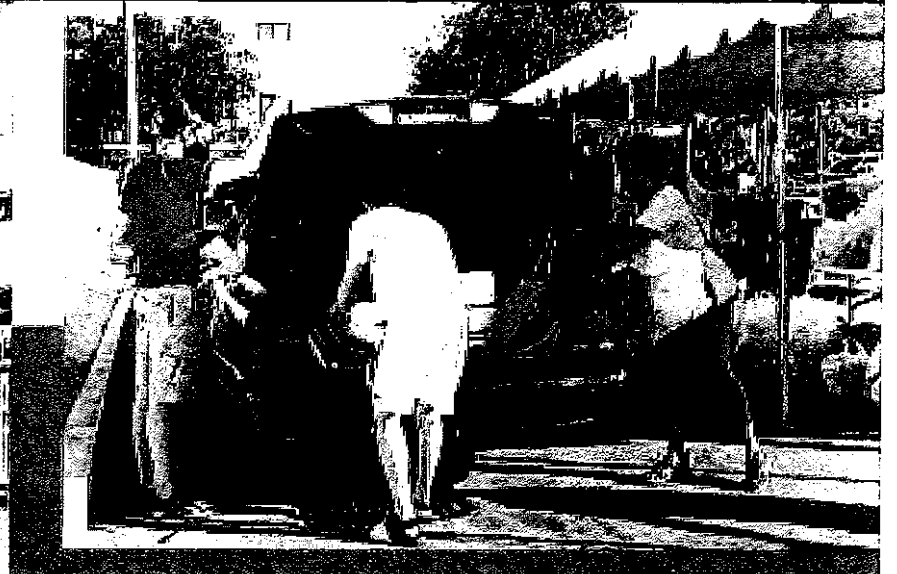
COMMUNITY EVENTS

On Saturday, November 21, 2020 the local community joined together at HATCH 1121 for a special drive-through distribution for Thanksgiving. The Lake Worth Beach CRA with sponsorship from partners Element Modern Apartment Living and the Village Flats purchased 1000 turkeys from Publix, who provided delivery and keeping poultry refrigerated for the event. CRA Staff along with LULA Lake Worth Arts, City of Lake Worth Beach and Healthier Lake Worth Beach along with countless volunteers came together to provide Thanksgiving turkey meals to 1200 local Lake Worth Beach families in need. Thank you to our sponsors and volunteers!

At right: CRA Board Member Brent Whitfield placing boxed frozen turkeys into vehicles during drive-thru distribution.

Volunteers gathered and worked for days in HATCH 1121 assembling and bagging donated canned and non-perishable goods for distribution.

This drive-thru distribution provided 1000 Turkeys with dinner fixings to local Lake Worth Beach families.



GROW LOVE MEET YOUR NEIGHBOR!

CELEBRATE GOOD NEIGHBOR DAY
TUESDAY, SEPT. 28TH

FAMILY FRIENDLY GATHERING
OUTDOOR GAMES, MUSIC & FUN

HATCH 1121 12-2-4PM
#LWBGOODNEIGHBORDAY



GOOD NEIGHBOR DAY AWARENESS

The CRA and LULA Lake Worth Arts Invited people from all around Lake Worth Beach to join us for Good Neighbor Day. The premise of this movement is to build a stronger, more connected and caring community – based on living with kindness and concern for ones neighbors. This annual holiday instituted by President Jimmy Carter encourages folks to go out and meet their neighbors. Signage placed around Lake Worth Beach in English, Spanish & Creole paired with the social media campaign #LWBgoodneighbor day, residents were encouraged to join in and share for all to see what makes our community so special. Our Lake Worth Beach community is all about neighborly love. Local Downtown businesses jumped in as partners to host Good Neighbor Day events throughout the day.

On September 28th we hosted a Family Friendly gathering at HATCH 1121 for the community – a good old fashioned yard party complete with arts & crafts, basketball, bubbles, hula-hoops, oversized games, a ping-pong table, music, free hotdogs and snow cones.

Thank you to WFLX FOX 29 for helping Lake Worth Beach bring awareness to this important day of kindness. Reporter Linnie Supall shared a Good Neighbor Day picnic with some famous artists in the LULA Lake Worth Arts District at HATCH 1121.



Linnie Supall
@LinnieSupall

CELEBRATE YOUR NEIGHBORS! My picnic in honor of National Good Neighbor Day. In 1979, President Jimmy Carter issued this proclamation: "As our Nation struggles to build friendship among the peoples of this world, we are mindful that the noblest human concern is concern for others."

12:24 PM · Sep 28, 2021

SIMPLY START BY SAYING "HELLO"
EMBRACE & PRACTICE THE GOOD NEIGHBOR MINDSET.

SEPTEMBER 28TH
NATIONAL GOOD NEIGHBOR DAY

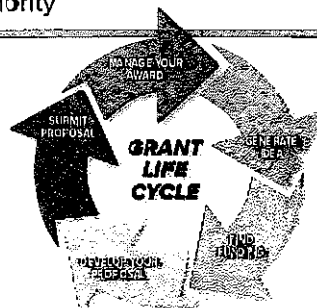
WHAT DO YOU DO WITH YOUR NEIGHBORS?

NATIONAL GOOD NEIGHBOR DAY
HAVE THE GOOD | SEPT. 28TH

CRA FINANCIALS

Grant Income Received 2008-2021

YEAR	SPONSOR/AGENCY	REASON	GRANT AMOUNT
2008 - 2014	Misc. Donations (Palm Beach County; Brownfield; Events)	Business Grants; Streetscape; Special Events	\$ 588,359
2010	NSP2	Affordable Housing	23,275,000
	Program Income Earned from NSP2 Grant		6,801,159
2013	Dr. Pepper/Snapple Group	Tropical Ridge Fitness Park	15,000
2014	Keep Palm Beach County Beautiful	Neighborhood Cleanups	1,000
2015	The Walter and Adl Blum Foundation	Tropical Ridge Fitness Park	10,000
2015 - 2016	Cultural Facilities Grant	HATCH 1121 - Cultural Facility	150,000
2016	KaBoomi	Play Everywhere Challenge	500
2016	Florida Department of Transportation	5th Avenue South Bikeway	750,000
2015 - 2016	Neighborworks	Lighting; Marketing; Micro-Loan Program	500,000
2015 - 2017	Neighborhood Lending Partners	Small Business Loan Program	450,000
2016	Community Foundation - Partnership with Cultural Council	Cultural Planning	164,000
2016	Solid Waste Authority	HATCH 1121 - Cultural Facility	72,700
2016	Siemens	Residential Rehab	50,000
2017	National Trust Preservation Fund	1000 Lake Ave. Financial Analysis	2,000
2017	Solid Waste Authority	Trash Receptacles	48,650
2017	Florida Department of Cultural Affairs	Special Event Funding	14,500
2017	Neighborworks/Robert Woods Johnson Foundation	Signage/Striping - 5th Avenue	5,000
2017	State of Florida - Division of Historical Resources	1000 Lake Plans	25,000
2017	Lake Worth Town and Country Garden Club	Landscaping	500
2019 - 2020	Solid Waste Authority	Demollitions	16,780
Total Amount Rewarded			\$ 32,920,158



**The CRA was awarded over \$32.9M
In grant funds since fiscal year
2008/09.**

Revenues & Expenditures

REVENUES	FY 2020-2021
Tax Increment Revenue	\$ 3,814,619
Investment Income	1,131
Grants	0
Miscellaneous	77,694
Issuance of Debt	3,263,250
Transfers (Net)	0
Total Revenues	\$ 7,156,694

EXPENDITURES	FY 2020-2021
Administration	\$ 521,559
Professional / Contractual Services	149,960
Economic Development / Housing	614,498
Promotional Activities	86,358
Neighborhood Improvements	22,325
Capital / Improvements	379,495
Other Operating Expenses	21,356
Building	79,432
Commercial Grant / Other	111,215
NSP2	7,227
Debt Service	4,225,052
Total Expenditures	\$ 6,218,477

Excess of Revenue over Expenditures 938,217

Fund Balance, October 1, 2020 12,624,814

Fund Balance, September 30, 2021 \$ 13,563,031

Balance Sheet

ASSETS	FY 2020-2021
Cash and Cash Equivalents	\$ 2,484,879
Investments	1,180,373
Accounts Receivable, Net	239
Due from other funds	590
Prepays	14,330
Land Held for Resale	10,047,519
Total Assets	\$ 13,707,730

LIABILITIES & FUND BALANCE	FY 2020-2021
LIABILITIES	
Accounts and Contracts Payable	\$ 22,273
Accrued Liabilities	28,027
Due to Other Funds	0
Unearned Revenue	94,400
Total Liabilities	\$ 144,700

FUND BALANCES

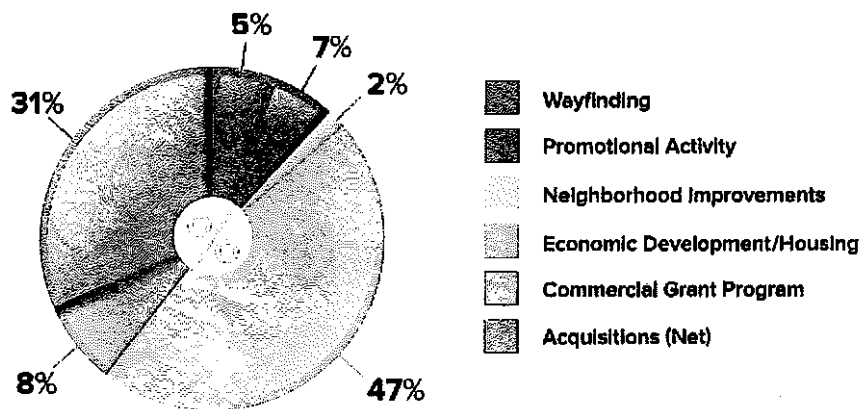
Reserved	\$ 3,312,392
Land Held for Resale	10,047,519
Prepaid Items	14,330
Unreserved, Designated for Subsequent Year's Expenditures	0
Capital Projects	188,790

Total Fund Balances \$ 13,563,031

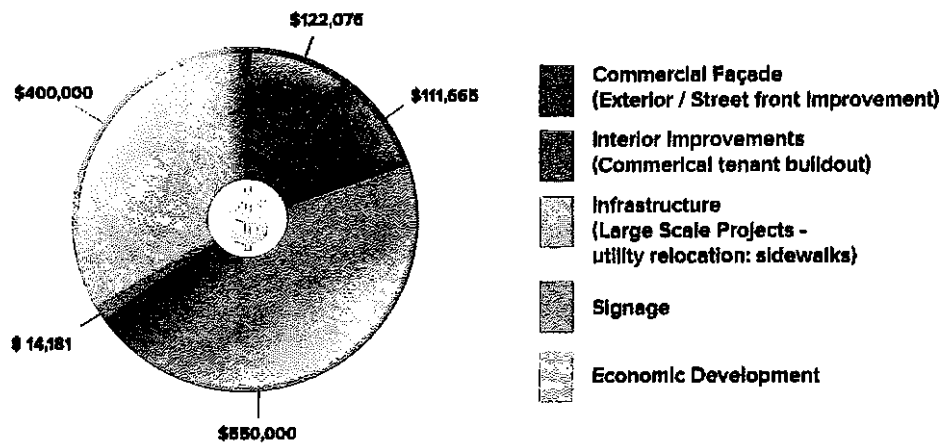
Total Liabilities and Fund Balance \$ 13,707,731

FINANCIALS CONT.

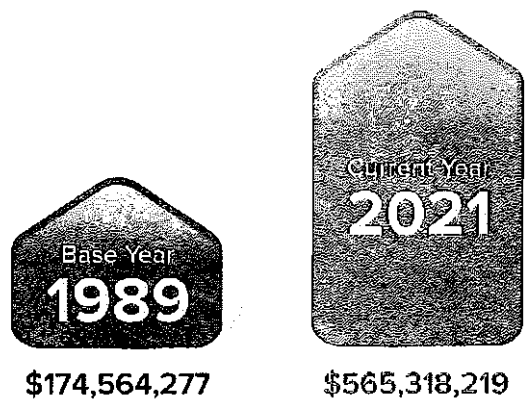
PROGRAMS AND PROJECTS 2021



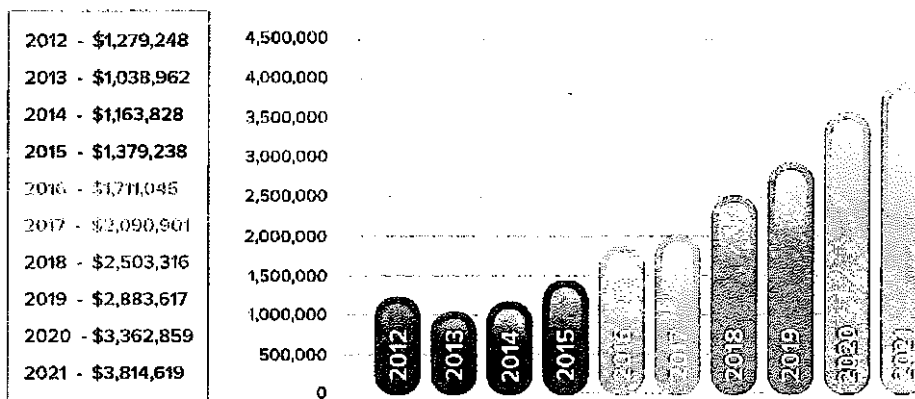
GRANTS \$ AWARDED 2020-2021



DISTRICT VALUES



REVENUE





Above: CRA Board Member Brent Whitfield (center) makes a presentation on behalf of CRA Board to retiring Board Member John Paxman (right) with CRA Board Attorney David Bates (left) during a socially-distanced Zoom board meeting.

At left, Pictured left to right - Lakewood Beach CRA Board Member Brent Whitfield, Executive Director Joan Oliva, and retiring Board Member John Paxman.

A special thank you to John Paxman, local property owner and businessman, who served on the CRA Board for 5 1/2 years. Your expertise will be missed. We wish you the best on your future endeavors.

CRA STAFF

Joan Oliva
Executive Director

Christian Dabros
Deputy Director

Emily Theodossakos
Marketing Program Manager

Mona Feigenbaum
Accounting Manager

Susan M. Brown
Design and Digital
Communications Coordinator

20/21 CRA BOARD OF COMMISSIONERS

Brendan Lynch, Chair

Mark Rickards, Vice Chair

Drew Bartlett

John Paxman

Tom Copeland

Brent Whitfield

Leah Foertsch

Carla Blockson

Betty Resch, Mayor & CRA Liaison



**LAKE WORTH BEACH
COMMUNITY REDEVELOPMENT AGENCY**

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