

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</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
 Does this item include the use of State Funds? Yes _____ No X

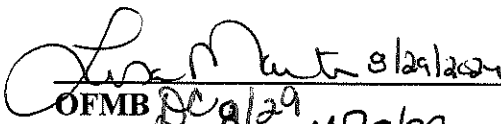
Budget Account No. Fund _____ **Department** _____ **Unit** _____ **Object** _____

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:

 OFMB <u>PC 8/29</u> MD <u>8/29</u>	_____ N/A Contract Dev. and Control
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B. Legal Sufficiency:


 Assistant County Attorney

C. Other Department Review:

 N/A
 Department Director



ANNUAL REPORT 2022 – 2023



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Cover artwork by local watercolorist Ellen Negley depicting Downtown Lake Worth Beach. Learn more about the artist by viewing artist spotlight video at <https://youtube.com/lakeworthcra>

CRA OPERATIONS

The Lake Worth Beach City Commission adopted Resolution 47-89 in 1989, creating the Lake Worth Beach Community Redevelopment Agency. The CRA is a quasi-public agency that operates under Florida State Statute Chapter 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 Lake Worth Beach 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 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, 2023, was prepared in accordance with F.S. 163.356(3)(c) and 163.387(8). 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.

The CRA Annual Report is produced by CRA Staff.



www.lakeworthbeachcra.org

Photo Credit: Shanna Moore Photography

PROPERTY ACQUISITION & DEVELOPMENT

One of the powers of a Community Redevelopment Agency (CRA) is purchasing land and buildings in an effort to transform underutilized or blighted properties into stable, tax-producing assets. The Lake Worth Beach CRA has been actively purchasing properties since 2010. With the Neighborhood Stabilization Program (NSP-2), the Agency bought over one hundred properties in an effort to create more affordable units for households making less than 120% of area median income. The CRA was very successful and used 100% of the federal funds, in addition to program income, to create over 400 affordable and workforce units in the District.

In 2017, the CRA turned its focus to purchasing properties on Dixie Highway and both Lake and Lucerne Avenues to help assemble and spur redevelopment. This resulted in many new developments including Deco Green, Village Flats and others. Due to additional funding being received from the federal government, the CRA is once again, focusing on providing more affordable or mixed-income projects in the District. Community Project Funding (CPF) dollars, mixed with TIF are being used to purchase residential or mixed-use properties in the District. The CRA continues to partner with Anderson and Carr for brokerage and realtor services.

Over the past year, the CRA used both TIF and Community Project Funding to assist with the purchase of blighted homes in the District. The CRA purchases the land and then transfers the property to our housing partners including Community Partners of South Florida, the Community Land Trust of Palm Beach County and the Treasure Coast, Habitat for Humanity of Greater Palm Beach County and private developers.



309-313 North E Street – has been made available to the Community Land Trust of Palm Beach County and the Treasure Coast.



302 North C Street site – will provide three new single-family homes to be built by Habitat for Humanity of Greater Palm Beach County.



302 North G Street



16 South D Street



109 South D Street



915 North H Street



121 North B Street



1715 North Dixie Highway

DOWNTOWN

With that in mind, the CRA secured a line of credit and purchased properties in key areas of the City. For this particular assemblage, the CRA partnered with the City of Lake Worth Beach to facilitate the development of a mixed-use project to attract residents to the downtown area and stimulate additional commercial activity in the core. While Lake and Lucerne Avenues continue as retail and entertainment corridors, additional units in close proximity will help create a compact, walkable and sustainable downtown.

In January of 2022, the City and CRA hired the Treasure Coast Regional Planning Council (TCRPC) to conduct a public planning process and to develop an overall plan for these properties. The result is a Master Plan report that illustrates accepted design concepts, financial analyses and redevelopment recommendations for the "L and M" Street sites. The Master Plan document serves as a guide to assist builders with a development plan that is consistent with the historic scale and character of the area while remaining flexible enough to provide for dense, yet smaller urban-scale structures.

After the presentation of the Downtown Master Plan, the City is weighing it's options regarding suggestions that may require some changes to the land development ordinances. The City Commission and CRA Board are closely working to determine the best path forward which may include a two part request for proposals or a request for qualifications.



CRA HOSTS FIRST-TIME HOMEBUYER'S CLUB

The Lake Worth Beach Community Redevelopment Agency (CRA) is proud to host a FREE HOMEBUYER WORKSHOP SERIES

This five-session workshop series provides education and preparation for first-time homebuyers. Participants in this series will receive advice about the homebuying process and learn money management strategies from experts amongst a supportive peer group. Receive a certificate upon completion.

Space is limited. Please contact William (Bill) Maxwell at 561-841-1508 Ext. 1912 or via email wmmaxwell@crf.org to claim your spot and/or ask any questions you may have.

FIRST-TIME HOMEBUYER'S CLUB

FREE Workshop Series
WHEN: January 9, 2022
 February 22, 2022

WHERE: HATCH 1121
 1121 Executive Avenue
 Lake Worth Beach, FL 33460

Workshop Series: 5PM-7PM

DATES AND TOPICS:

Virtual Orientation: January 4th - 5:00pm to 6:30pm
Zoomed online via ZOOM. Register now: <https://bit.ly/3t41872>

In Person Orientation: January 20th - 5:00pm to 6:30pm

SESSION 1: January 18th - 5:00pm to 7:00pm
 How to Do Your Taxes Right & Money Management

SESSION 2: January 25th - 5:00pm to 7:00pm
 How to Improve Your Credit & Advanced Money Management

SESSION 3: February 1st - 5:00pm to 7:00pm
 Savings and Banking Advanced Credit

SESSION 4: February 8th - 5:00pm to 7:00pm
 Community Engagement & Obtaining Mortgage Loan

SESSION 5: February 15th - 5:00pm to 7:00pm
 Looking for a Home & Fair Housing Act

Graduation: February 22nd - 5:00pm to 7:00pm

1500 members must attend each session to attend

Hosted by: **COMMUNITY PARTNERS OF SOUTH FLORIDA**

Sponsored by: **HATCH**

Partners: **First Time Homebuyers**, **HATCH**, **COMMUNITY PARTNERS OF SOUTH FLORIDA**



Students learn about budgeting and saving money from experts such as program partner, Fifth Third Bank.



AFFORDABLE HOUSING IN THE DISTRICT

With TIF and Community Project Funding, the CRA was able to purchase and transfer multiple properties in the District to our non-profit partners. These homes, whether rental or for home ownership, are rented or sold to households making less than 120% of Area Median Income. The CRA continues to seek out derelict properties that may be suitable for new affordable units.

The CRA also partnered with Community Partners of South Florida and created a Lake Worth Beach Homebuyer's Club. The Club meets for several weeks and teaches potential homebuyers how to save, work on their credit and prepare them for eventual home ownership. These classes are held quarterly and are in both English and Spanish.

In an effort to further promote home-ownership, the CRA and Community Partners offer Individual development accounts for potential home buyers in the District. The CRA provides the match with additional money available to help families making less than 80% of AMI.



Welcoming the Royal family to their new single-family home built by Habitat for Humanity of Greater Palm Beach County located at 322 North E Street (above).

INDIVIDUAL DEVELOPMENT ACCOUNT (IDA) PROGRAM FOR THE FIRST TIME HOMEBUYER - LAKE WORTH BEACH

The IDA program is a matched savings account program to assist low-to-moderate (60% and less and 61% to 120% of AMI) income individuals to save \$2,000 over a 36-month period. The individual's \$2,000 is matched with \$2,000 (1:1 match) to be used towards the down-payment and closing costs of a first-time home purchase. If a household earns less than 60% of AMI, there is a 2:1 match of \$4,000 to one \$2,000 in savings.

For enrollment in the IDA program, the IDA program participant must:

- Be a U.S. citizen or legal resident alien
- Be a minimum credit score of 620
- Have a credit report that is no more than 12 months old
- Have not been enrolled in any other IDA matched savings programs within the past 3 years
- Earn income from full or part-time employment and meet the adjusted gross income limit guidelines.
- Obtain a minimum \$25,000 in assets and not have received a home within the last three years
- Must participate in the IDA program for a minimum of three months before closing

FOR MORE INFORMATION, PLEASE CALL (561) 873-0987

All mentorship services are provided by Housing Partnership, Inc., doing business as Community Partners of South Florida.

Partners: **COMMUNITY PARTNERS OF SOUTH FLORIDA**, **Housing Partnership AMERICA**, **HATCH**



Three CLT homes in progress on North E Street.



Welcoming Linamaria Quinones-Rodriguez, a new, first-time, homebuyer to the City. The home is one of four being built in the district by the Community Land Trust of Palm Beach County and the Treasure Coast on land provided by the CRA.



Rendering – Deco Green

1715 NORTH DIXIE HIGHWAY

In previous years, the CRA assembled multiple properties in and around the Dixie Highway corridor. Development has been stagnant on the corridor due to the lack of large, contiguous properties.

With help from our brokers, four sites were purchased and assembled to provide a 2.3-acre site. Demolition took place to remove older, dilapidated and unutilized buildings while the CRA produced a Request for Proposals (RFP).

A proposal by the Office America Group (OAG), was approved by the Board and soon after, the firm submitted plans for the development. OAG paid the CRA the full price of the land. Currently the development is in the early stages of construction as they build a 125-unit, mixed-use development that will contain four separate buildings, ground floor retail and some office space. The developers, OAG and the Avanti Group expect a certificate of occupancy by early 2025.



To right: CRA Board Member Leah Foertsch speaks at the groundbreaking of Deco Green where the Lake Worth Beach CRA Board and Staff, along with the City Commission, welcomed the Office America Group and Avanti Way to Lake Worth Beach.



Far right: The Deco Green site located at 1715 North Dixie Highway, was assembled and bought from the CRA several years ago.



The MID and Deco Green have helped spur additional apartment and in-fill commercial developments along Dixie Highway.

Under construction – Deco Green



SKYGARDEN & THE STANDARD

One of the many lots that the Lake Worth Beach CRA purchased for land-banking with the Neighborhood Stabilization Grant (NSP-2) was 15 North "E" Street. Contin Architecture and Development was chosen to develop the site after an RFP process was conducted. Skygarden is now under construction and will house an architectural firm on the bottom floor and two residential units upstairs.



Also under development is a project called **The Standard**. This six-unit, mixed-use project will add to the redevelopment of Lucerne Avenue providing new apartments and ground floor retail. These and other CRA sponsored developments along both Lake and Lucerne Avenues will help provide opportunities for those wishing to live and work along the new and improved corridors that serve as the entranceways to the downtown.

Rendering – The Standard

The Standard project site located at 1305 Lucerne Avenue.



Under construction - Skygarden & The Standard



Rendering – Village Flats

VILLAGE FLATS

Several years ago, after securing a line-of-credit, the Lake Worth Beach CRA started acquiring properties on Lake and Lucerne Avenues in the mixed-use zoning district of the western downtown. During that time, the Neighborhood Stabilization Program-2 (NSP-2) grant was underway and the CRA was able to purchase foreclosed properties to land bank for future development.

Since that time, the project has been redesigned from four-story multi-family into three-story, rental townhomes with ADU's. Design changes were also made after multiple community meetings and input from the public.

In 2019, after a request for proposals was advertised, the CRA approved a development agreement with In-Habit Property Group for the eleven lots. Due to delay caused by the COVID-19 pandemic, final designs were not brought to the CRA Board for approval until 2020.

In-Habit will develop a total of 24 units on the three small assemblages along Lake or Lucerne Avenues. Eleven of the units will be set aside for households making 120% or less than Area Median Income. Plans were approved by the City and we expect permitting to begin soon.



Project site view from corner of Lucerne Avenue and North "E" Street.



Rendering – Village Flats



Rendering – Village Flats



At left: Construction of 1213 Lake Avenue is well underway in 2023. Above: Property before

MADLYN'S PLACE: BUILDING RENOVATION GETS UNDERWAY AT 1213 LAKE AVENUE



The Lake Worth Beach CRA purchased a dilapidated commercial property in our historic downtown in 2019. The building on-site, which at one time suffered major fire damage, had been vacant for over 20 years. After many setbacks, primarily due to rising construction costs and delays during the COVID-19 pandemic, design changes and unanticipated structural issues, work finally began in 2023. Once complete, this newly renovated building will be leased to a local non-profit organization to provide educational services, mentoring and college preparation for our local high school and college students. The building will be dedicated to the CRA's former Chairperson, Ms. Madlyn Mckendry and will be forever known as 'MADLYN'S PLACE'. The CRA is thankful that the Solid Waste Authority of Palm Beach County assisted with the renovations to this building.



This dilapidated property has been vacant for over 20 years, including suffering major fire damage.



CRA DEMOLITIONS & LAND CLEARING

During the summer of 2023, the CRA successfully demolished multiple derelict buildings and cleared several sites in preparation for new proposed housing projects in Lake Worth Beach. The most notable of these sites was a boarded-up, 630 sq. ft. structure located in the center of our historic downtown. Formerly known as the 'old Havana Hideout' site, this building was a blight to the area for over 10 years. After some deliberation, the City of Lake Worth Beach Historic Preservation Board of Commissioners approved a Certificate of Appropriateness allowing the CRA to move forward with the demolition of this building located at 509 Lake Avenue.

After the demolition was complete, the CRA provided temporary public amenities including public seating, landscaping and an 8,000 sq. ft. pet relief area. In addition, the CRA was able to demolish four other neglected buildings in the immediate area of downtown. Funding for these downtown demolitions was made possible with grant assistance from the Solid Waste Authority of Palm Beach County. All of these cleared parcels will be reserved for future redevelopment efforts as part of the downtown 'L' and 'M' Streets attainable housing project.



Demo progress at K Street and 1st Avenue South.



Property at 509 Lake Avenue



Property at 610 North E Street - cleared and transferred to Community Land Trust to build new affordable units.



Property at K Street and 1st Avenue South.





LAKE WORTH BEACH CRA & PARTNERS RECOGNIZED FOR HOUSING IMPACT AWARD

The Lake Worth Beach CRA was honored to be recognized at the Inaugural Housing Heroes Luncheon on May 10, 2023. Thank you to our housing partners, the Community Land Trust of Palm Beach County and the Treasure Coast, Habitat for Humanity of Greater Palm Beach County and Community Partners of South Florida who helped us create over 400 affordable units in the District over the past 12 years. Without them we would not be able to provide the units needed to house our workforce.

INVEST: PALM BEACH SPOTLIGHT

Lake Worth Beach CRA Executive Director, Joan Oliva is featured in the publication *Invest: Palm Beach 2022-2023* produced by Capital Analytics in conjunction with a panel discussion held at the Ben Hotel in WPB on December 8, 2022. To read the Capital Analytics spotlight interview with Joan Oliva, please scan QR code above or visit <https://capitalanalyticsassociates.com>

Invest
Palm Beach | 2022-2023

For the 10th anniversary of our 10th annual Spring Palm Beach County's Economy, Real Estate and Business Outlook, we recognize businesses and jobs in Lakeland.

How are you affecting your community in Lakeland?
The Lakeland has been making headlines for its offering in various and growing sectors in the area. Lakeland is one of the fastest growing cities in the state and Lake County is one of the fastest growing counties in the state. Lakeland is a vibrant and growing city with a strong economy and a diverse workforce. There is a lot of excitement and energy in Lakeland and we are proud to be a part of it. We are committed to providing the best possible experience for our residents and visitors. We are committed to providing the best possible experience for our residents and visitors. We are committed to providing the best possible experience for our residents and visitors.

How are you affecting your community in Lakeland?
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SPREADING HOLIDAY JOY

In order to increase local traffic to the small businesses in the Downtown area during the weeks between Thanksgiving and New Years, the CRA hosted a Holiday Window Decorating Contest open to all businesses located along Lake & Lucerne Avenues between 'B' Street and Palmway. Monetary prizes paid by the CRA as credit towards future City of Lake Worth Beach Utility Bill were awarded to the top three participating businesses selected by celebrity judge Robert VanWinkle (Vanilla Ice). 18 businesses participated - we hope that this can become an ongoing tradition that will grow bigger and brighter each year.



1st Place: \$1,000. Paws on the Avenue



2nd Place \$750. Elective Boutique



3rd Place \$500. Victor's Produce



On Saturday, December 10th, Lake Worth Beach CRA Staff welcomed 25 local children, ages 5-12, for an ornament workshop at HATCH 1121. Each child was able to decorate and keep their own holiday ornament and take home a goody bag full of little crafts and gifts.



CRA Façade Grant recipient – Paradise Building located at 17 South J Street.



CRA COMMERCIAL GRANT PROGRAMS CONTINUE TO SUPPORT OUR LOCAL BUSINESSES IN THE DISTRICT

CRA COMMERCIAL GRANTS – Growing Small Businesses & Assisting Commercial Property Owners

Commercial property owners seeking assistance to improve or redevelop their buildings and/or properties know that they should always contact the Lake Worth Beach CRA for support. The CRA offers various incentive programs to help improve commercial properties, in addition, the CRA will do its best to help our business partners navigate the arduous City permitting process.

Our competitive matching grant programs have proven to help attract and retain commercial development and employment opportunities throughout the district. Approximately 19 years ago, the CRA began offering the **Commercial Façade Grant** for new and existing commercial property owners to make improvements to the exterior of their property.

As a result of the feedback we received, the CRA soon thereafter created the **Interior Improvement Grant** program for financial assistance with the renovation and interior buildout of commercial spaces. In 2022-2023, each of these grant programs offered up to \$35,000 in matching grant funds to new redevelopment projects. The CRA's Public Infrastructure Grant program provided up to \$150,000 to commercial development teams that were willing to invest more than three 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 new 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.

All of the CRA's major grant requests are reviewed by CRA Staff with recommendations, conditions and final approval made by the CRA Board of Commissioners. Funding is budgeted on an annual basis and awarded on a first-come, first-qualified basis.

In fiscal year 2022/2023, the CRA began to see an increased level of interest in our grant programs than from previous years. New businesses began to pop up in our historic downtown, and due to the dilapidated condition of many of those buildings, the CRA was willing and ready to assist. A few of our more successful grant awardees include the following: The Living Design Group/LDG Florida Architects (16 South Dixie Highway); Historic Building (921 Lake Avenue); and Mathews Brewing Company Scratch Kitchen (125 South Dixie Highway).



LDG LIVING DESIGNS GROUP FLORIDA ARCHITECTS, INC

In 2022, the 75-year-old building located at **16 South Dixie Highway** was purchased by LDG Florida Architects. The building previously sat vacant and distressed for many years. The site location is near one of the busiest intersections in the City of Lake Worth Beach. Due to various reasons, this 1800 sq. ft. structure has been a victim of multiple alterations over the past few decades. The new owners proposed significant improvements to both the interior and exterior of the building to accommodate their growing business. All improvements consisted of a clean, sleek and ultra-modern appearance. In 2023, the owners were awarded \$50,000 in CRA matching grants to help off-set the nearly \$230,000 in renovations and upgrades to the building. The renovated building eliminated a vacant storefront along Dixie Highway and assisted with the attraction of a new business into our downtown.

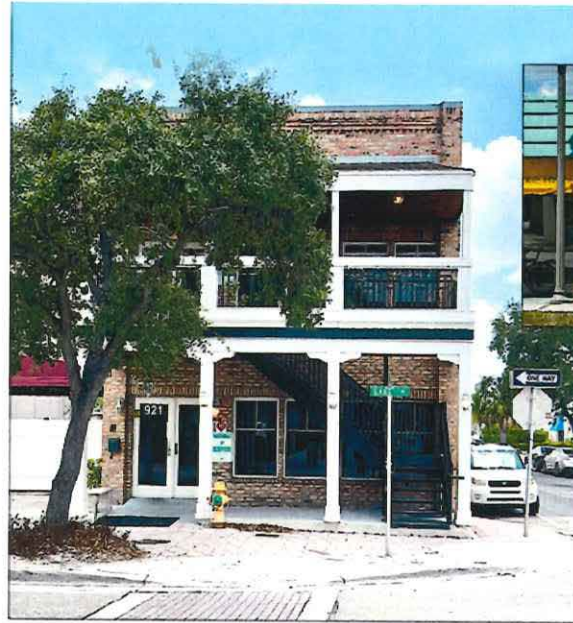
HISTORIC BUILDING AT 921 LAKE AVE

Over the past two decades, several restaurants and shops have leased the 5,000 sq. ft. historic building located at **921 Lake Avenue**. Unfortunately, most of these establishments were not able to succeed for one reason or another. This two-story building, located in the Old Town Historic District, was built in 1937 and is considered a contributing structure in the City.

In May 2023, the owners of this building submitted an **Interior Improvement Grant** application for CRA financial assistance with unexpected, but necessary, improvements to the property. The applicants were awarded funds in the amount of \$16,000 to assist with major plumbing, drainage and flooring work throughout the first floor of the building.



This historic building needed work to the flooring, plumbing and drainage on the first floor.



The historic building at 921 Lake Avenue.

These improvements helped to resolve the issues on the property that had caused the building to be previously unusable. In late 2023, the owners advised the CRA that because of the improvements, they were able to negotiate with a new restaurant to fill the vacant space.

This historic building is located downtown, one block East of Dixie Highway at the corner of Lake Avenue and H Street.



125 South Dixie before



The renovations have completely transformed this once empty space into a modern eatery serving a wide range of cuisine.



The new Mathews Brewing Company Scratch Kitchen.



MATHEWS BREWING COMPANY SCRATCH KITCHEN

The storefront located at **125 South Dixie Highway** was a vacant commercial building situated along one of the City's major corridors. The 2,733 sq. ft. building was built in 1959 and has had many uses and owners over the past 64 years. The property was acquired in December 2020 and then leased to the proprietor of the adjacent Mathews Brewing Company. In 2023, the new owners submitted an **Interior Improvement Grant** application requesting CRA financial assistance for buildout to this property. The owner and lessee proposed to invest over \$250,000 of their own funds towards improvements resulting in a complete renovation of this space.

The improvements included new framing, demolition, drywall, electrical, plumbing, new commercial kitchen and finishes. The CRA granted \$35,000 to assist with the construction of this exciting project. The new business, known as Mathews Brewing Company Scratch Kitchen, opened in late 2023 and included a new, modern kitchen and restaurant space. This new restaurant and kitchen will accompany the neighboring brewery and has resulted in the creation of up to 12 new full-time jobs.





Recently completed Alora Luxury Condominiums located at 117 Lake Avenue – recipient of CRA Infrastructure Grant.

CRA FINANCIAL INCENTIVES

Creating programs and using financial incentives to activate vacant storefronts in the CRA district and to attract jobs and businesses throughout the City are objectives of the Redevelopment Plan. The furtherance of these CRA incentive programs 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 is always looking for ways to help our commercial property owners and their tenants either by offering technical assistance or financial assistance, if applicable. Our Board of Commissioners and Staff strive to refine our successful grant programs and eliminate 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.

The grant acceptance period generally opens in October 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 provide the best return on investment to the taxpayers in the City of Lake Worth Beach.



SIGNAGE GRANTS CONTINUE TO SUPPORT OUR LOCAL BUSINESSES

The CRA offers our **Commercial Signage Grant** program to new and existing businesses located within the District. These grants provide our businesses with an opportunity for the CRA to assist with the costs of obtaining new exterior signage or awnings.

This grant offers for-profit businesses matching funds to install new, attractive, decorative and professionally produced exterior signage. If awarded, the grant will pay half of the costs associated with designing, fabricating and installing the new signage. The CRA works closely with the applicant and their chosen sign vendor to ensure a quality product is permitted and installed.

In 2022/2023, several Commercial Signage Grants were awarded to Lake Worth Beach businesses located throughout our downtown and along the Dixie Highway commercial corridor.



World of Smoke & Vape – 602 Lake Avenue



Gifted Kids Therapy Services – 409 South Dixie Highway

To left: Mathews Brewing Company Scratch Kitchen – 125 South Dixie Highway



Below: Palm Beach Modern Auctions – 1217 & 1221 North Dixie Highway.



BEAUTIFICATION

STREET BANNER PROGRAM

The Street Banner Program was created to welcome our visitors, celebrate special events/holidays and to be used as a means of wayfinding. These banners are located along the City's Gateways (6th Avenue South & 10th Avenue North) and Dixie Highway from 7th Avenue South to 11th Avenue North. The Lake Worth Beach CRA recently created a non-traditional style holiday banner using bold colors and geometric shapes. These banners can be found on the Gateways from November to January.



Above: Downtown Business Signage in mosaic planters are another one of CRA and LULA's beautification projects on Lake and Lucerne Avenues.



To left: Lake Worth Beach CRA Board Members and Director, Joan Oliva with artist Sami Makela at the Mural Dedication held by The Cottages of Lake Worth Beach. Above: Mathews Brewing Company mural at 130 South H Street.



Street banners along the 6th Avenue South gateway



"Nefertiti" by Richard Beau Lieu

NEW COLORFUL MURALS DOWNTOWN

Two new murals were added to Lake Worth Beach business façades this year. Mathews Brewing Company added an interactive mural by artist Marcus Borges. This whimsical mural invites visitors to pretend they are sitting on a swing or holding onto kites as they snap a photo to remember the occasion. Mathews has a number of murals inside and also two of the CRA's Adirondack Chairs reside in the beer garden.

The building located at 604 Lucerne Avenue has added a new mural paying homage to Lake Worth Beach's historic cottages (pictured top right). This mural was painted by Lake Worth Beach's own, Sami Makela. Sami has worked on many public art projects in the County and throughout the CRA district, including the mural at Tuppen's Marine. The Lake Worth Beach CRA made a donation to help pay for this beautiful mural through the Lake Worth Cultural Renaissance Foundation, joining other sponsors in the community.

"NEFERTITI" SCULPTURE ADDED TO HATCH 1121

The New Year brought a new piece to our sculpture garden. "Nefertiti" – a one-of-a-kind metal sculpture by American Artist Richard Beau Lieu that is finely finished and painted with acrylic enamel paints and accented with stainless steel mirror polished laminates. The audacious red sculpture stands 7 feet tall upon a 24" base and joins two other sculptures at the event space – "Leap" and "Cloudia" by sculptor Claudia Jane Klein.

FEATURED ART INSTALLATION OF THE YEAR: YARN BOMB INSTALLATION AT "THE HIDEOUT"

The Lake Worth Beach Community Redevelopment Agency and LULA Lake Worth Arts have added a splash of color with a yarn bomb installation located in the heart of Downtown. This installation entitled "Soul Talks with Palms" by artist Milena Arrango was created to give visitors and residents a space where they feel peace – a revered place to stop, breathe, listen and appreciate. Residents and visitors can find this new temporary art installation located within the tropical landscape at 509 Lake Avenue.

At right: Artist Milena Arrango stitching embroidered Yarn Art to the palms.

Below: Colors, shapes and pattern adorn the branches, including whimsical decorated birdhouses. While exploring Downtown Lake Worth Beach, visitors enjoy capturing a moment with the art.



Above pictured left to right: Scott Jeffries (Artist), Glo Sallecito (Artist), Jon Faust (Chair Steward), Lissie Bartlett (Artist), Erin Allen (Sponsor), Jon Allen (Sponsor), Lake Worth Beach CRA Executive Director Joan Oliva, Kati Kauke (Coastline Realty), and Andy Amoroso (Chair Steward).

COMMUNITY ADIRONDACK CHAIR PROJECT

Over the summer, CRA Staff put out a public call for local creatives, artists, illustrators and designers to turn a collection of 12 Adirondack chairs into works of art. The project asks participants to bring their creative flair through decorating an Adirondack chair highlighting one of Lake Worth Beach's unique destinations or distinctive attributes of the quaint beach-side community.

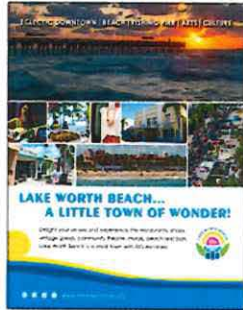
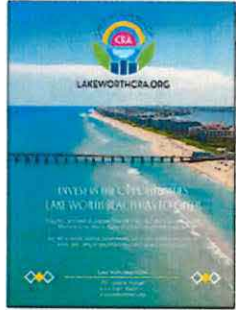
Once painted, each Adirondack chair will be positioned at strategic points throughout Lake Worth Beach making the urban setting more beautiful and more inspiring for residents, artists and visitors alike. The fully functioning Adirondack chairs will also provide relaxation points to take in the many sights and sounds of the city.

The Adirondack Community Art Project is being sponsored by long-time Lake Worth Beach residents and local realtors, The Allen Team (Bo, Erin and Jon Allen) as part of their annual community outreach project.



MARKETING

The Lake Worth Beach CRA partnered with the Sun-Sentinel Media Group to create an advertising campaign that focused on marketing restaurants, shops, murals, community theater, bars and beaches. Digital ads, direct emails and social ads launched monthly during the height of the tourist season. In addition to digital marketing, the CRA used print ads to publicize local happenings in the Lake Worth Herald, Purehoney Magazine, the Florida Real Estate Journal and more.



SMALL BUSINESS SATURDAY

Small Business Saturday, is a day dedicated to supporting small businesses in the community, this year happening the same day as the annual Lake Worth Beach Tree Lighting. In addition to marketing SHOP SMALL and LOCAL, the Lake Worth Beach CRA championed the event by delivering hand-painted Adirondack Chair ornaments to participating businesses to be distributed to their VIP shoppers. The event includes shopping, live music and lots of holiday cheer. Now more than ever we are reminded to shop small and spend locally to keep the charm our these unique businesses in the downtown.

At left: Boutique storeowner, Carolyn Childs holding hand-painted ornaments at CarriElle's Closet - 9 North K Street.



Above: Small Business Sierra Madre Torilla Company - 2402 North Dixie Highway.



SMALL BUSINESS SPOTLIGHT VIDEOS

CRA Staff received grant funding to film and edit videos of local artists and small businesses that highlighted their talents. This year, Staff interviewed Daniel Eiola, Creative Director of the Lake Worth Playhouse that is celebrating 100 years in 2024. The videographer also captured some footage of the first show of the season, *Rent*. Small Business Spotlights were also created for Awe Flowers, Sierra Madre Torilla Company and Living Designs Group Florida Architects, Inc. (LDG) - a family business based in Lake Worth Beach on Dixie Highway (pictured). LDG is a tenacious team, providing consulting and integrated architectural design services to local, regional, national and international clients. With over 55 years of accumulated experience, LDG provides dynamic design solutions which reflect innovative and diverse applications of natural systems and materials. These videos and several others can be found on the Lake Worth Beach CRA's YouTube channel. Scan QR code above or visit <https://youtube.com/lakeworthcra> to view the CRA's Small Business Spotlight Series.



600 Lake Avenue



1315 North Dixie Highway



801 Lake Avenue



513 Lake Avenue



Elective Boutique - 705 Lake Avenue



15 North J Street



The Cozy Cottage LWB - 824 North Dixie Highway

This year welcomed many new businesses to Lake Worth Beach: South Beach Coffee Company; Una Bakery; Elective Boutique; American Home Finance Group; Over Ezs Café; The Dancing Elephant Bookstore; and The Cozy Cottage, just to name a few.

HATCH 1121 HAPPENINGS

The highlight of the season at HATCH 1121 was The Jewells of Lake Worth Beach. This exhibition curated by local resident and art lover, Roger Bennett, showcased 100s of illustrations, paintings and sculptural works by two of Lake Worth Beach's longtime residents. As stated in the show's title, The Jewells of LWB, the original settlers, who originally named the city Jewell, provided the inspiration for the show which reflects the creativity, diversity, and fun-loving nature of our close-knit beach community. Both artists, Rosemary Otto (born in 1938) and Ray Larsen (1927 – 2022) embody the unique and care-free spirit of the residents of Lake Worth Beach.

Other notable shows this year in the HATCH 1121 Gallery Space included:

- *DIVA – Diversity in Visual Arts Exhibition* curated by Arts United, Inc.
- *6th Annual Comm{UNITY} Exhibition* created by LULA Lake Worth Arts curated by Peter Meyerhoefer
- *Past Presence and Future Exhibition*
- *Exhibition & Reception for Congresswoman Lois Frankel's Annual Congressional Student Art Competition Exhibition*
- *PBC Teachers Association (PBCTA) Exhibition*
- *JaiStar Studios Ecstatic Dance*
- *Macbeth* presented by Shakespeare on the Ave.
- *The Art of Recovery – Film Festival & Art Exhibition*
- *ArtWorks – Workshop Series for Visual Artists*

For information on events at HATCH 1121 visit www.lakewortharts.com or follow LULA Lake Worth Arts on Facebook.



Pictured: 6th Annual Comm{UNITY} Exhibition and First Place award winner, Debra Roberts with ceramic work, "InMind" (at right).

COMM{UNITY} EXHIBITION

Our annual "Locals Only" Art Show had over 65 submissions by artists that live or work in Lake Worth Beach. Special thanks to juror, Kim Rae Taylor who was inspired to see a diverse range of approaches, styles and materials – including artwork which embodies the creative spirit of the city.





Above: Viva La Vida Ofrenda Exhibition featured a special project inspired by teaching artist Jose Mendez. Ten young local artists created sneaker designs in a "Muerto Kicks" workshop at HATCH 1121. Local organizations and businesses sponsored costs for designs to be translated into unique wearable art. At right: Faith's Place Marching Band kicked off the event and led La Procecion El Camino Walking Parade.



Founded in 2016, this free, family-friendly urban street fair has grown beyond measure. In 2022, the Lake Worth Cultural Renaissance Foundation secured over \$25K in grant funds and sponsorships. The festival partnered with the Lake Worth Beach Library, Little Free Libraries, The Norton Museum of Art, the Guatemalan Mayan Center and Rohi's Readery.

In addition to several workshops and *Viva La Vida Ofrenda Exhibition* reception leading up to the annual celebration, the festival had: 28 sponsors; 35 vendors; 5 bands; 6 Latin dance performances; 11 altars; 2 marching bands; live art demos; and free kids craft areas. Mark your calendar to join us at HATCH 1121 on November 2nd for the 9th Annual Día De Los Muertos LWB!



CRA FINANCIALS

REVENUES & EXPENDITURES

REVENUES FY 2022-2023

Tax Increment Revenue	\$ 5,381,201
Investment Income	258,760
Grants	214,400
Miscellaneous	40,453
Issuance of Debt	0
Transfers (Net)	0
Total Revenues	\$ 5,894,814

EXPENDITURES FY 2022-2023

Administration	\$ 536,736
Professional / Contractual Services	202,588
Economic Development / Housing	480,520
Promotional Activities	121,201
Neighborhood Improvements	0
Capital / Improvements	369,676
Other Operating Expenses	18,925
Building	606,140
Commercial Grant / Other	155,325
NSP2	34,167
Debt Service	596,238
Total Expenditures	\$ 3,121,516

Excess of Revenue over Expenditures **2,773,298**

Fund Balance, October 1, 2022 **15,040,050**

Fund Balance, September 30, 2023 **\$ 17,813,348**

BALANCE SHEET

ASSETS FY 2022-2023

Cash and Cash Equivalents	\$ 5,960,805
Investments	3,818,778
Accounts Receivable, Net	559
Accrued Interest Receivable	16,409
Prepays	31,755
Land Held for Resale	10,020,426
Total Assets	\$ 19,848,732

LIABILITIES & FUND BALANCE FY 2022-2023

LIABILITIES	
Accounts and Contracts Payable	\$ 12,799
Accrued Liabilities	22,120
Due to Other Funds	466
Unearned Revenue	2,000,000
Total Liabilities	\$ 2,035,385

FUND BALANCES

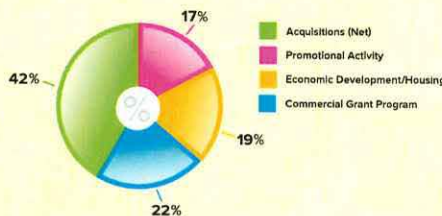
Reserved	\$ 7,651,199
Land Held for Resale	10,020,426
Prepaid Items	31,755
Unreserved, Designated for Subsequent Year's Expenditures	0
Capital Projects	109,968
Total Fund Balances	\$ 17,813,348

Total Liabilities and Fund Balance \$ 19,848,732

GRANT \$ AWARDED 2022-2023



PROGRAMS AND PROJECTS 2022-2023



GRANT INCOME RECEIVED 2010-2023

YEAR	SPONSOR/AGENCY	REASON	GRANT AMOUNT
2010	NSP-2	National Stabilization Program	\$23,275,000
		Program Income Earned from NSP2 Grant	\$7,403,403
2013-2015	MISC	Greenspace/Parks; Park Equipment	\$88,544
2014-2016	Cultural Facilities Grant	Film Series in the Park; HATCH 1121 – Cultural Facility	\$151,600
2016	MPO	5th Avenue South Bikeway	\$750,000
2015-2016	Neighborworks	Lighting; Marketing; Micro-Loan	\$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	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 South	\$5,000
2017	Preservation Fund	1000 Lake Avenue Plans; Financial Analysis	\$27,000
2017	Lake Worth Town and Country Garden Club	Landscaping	\$500
2018-2020	Affairs: Lunch Out	Special Event Funding	\$51,210
2019-2020	Solid Waste Authority	Demolitions	\$16,780
2020-2021	The Bohemian	Workforce Housing	\$1,825,600
2020-2021	Private Donation	1213 Restoration	\$250,000
2020-2021	Solid Waste Authority	Demolition and Restoration	\$188,800
2020-2021	Cultural Council Grant	Special Event Funding	\$4,000
2020-2021	Stateside Partners	Special Event Funding – Thanksgiving	\$16,800
2020-2021	Donations	Special Event Funding	\$14,191
2020-2021	COVID - Reimbursement	COVID-19 Expenses	\$10,272
2021-2022	Grants	Special Event Funding	\$15,000
2022-2023	Community Project Funding	Affordable Housing	\$750,000
2022-2023	Florida Department of Cultural Affairs	Special Event Funding	\$11,500
2022-2023	ARPA (from the City)	Affordable Housing	\$2,000,000

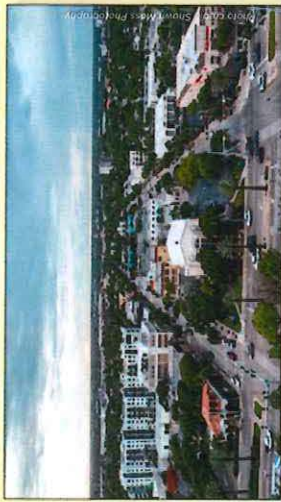
TOTAL AMOUNT REWARDED \$38,155,050



HATCH 1121 has become the location that connects the community through culture and the arts, located in the Lake Worth Beach Arts Overlay District and operated by LULA Lake Worth Arts. Renovations for the center were funded through a cultural facilities grant awarded by the State of Florida's Department of Cultural Affairs.

FINANCIALS CONT.

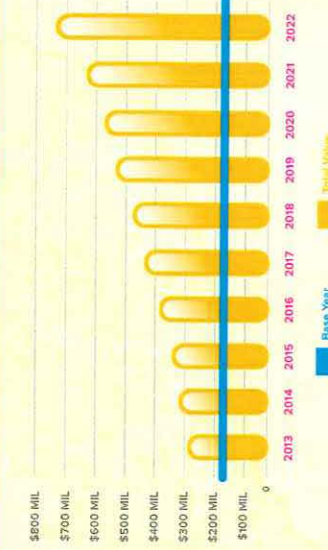
DISTRICT VALUES



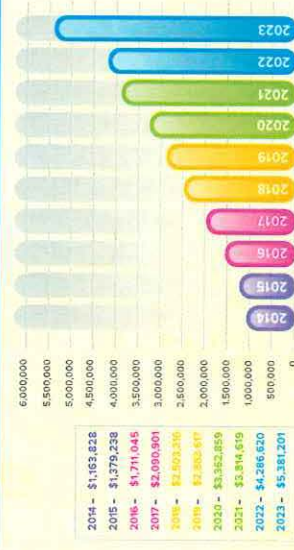
LWBCRA ATA GLANCE (2010-2023)



TOTAL TAXABLE VALUE OVER BASE YEAR



REVENUE



CURRENT BOARD

- Carla Blockson, Chair
- Leah Foeritsch, Vice Chair
- Drew Bartlett
- Anne Fairfax
- Donna Kerner
- Daniel Morgan
- Caroline Shamshi-Basha
- Sarah Malega, Vice Mayor & CRA Liaison

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

To right: Current CRA Board Chair, Carla Blockson recognized Dave Mathews, and presented a plaque extending the CRA's sincerest gratitude for his many years of supporting the Dia De Los Muertos LWB at the Grand Opening of the new Mathews Brewing Company Scratch Kitchen at 125 South Dixie Highway.



Above and to right: Retiring Board Members Drew Bartlett and Brent Whitfield were recognized and thanked for their years of service and contributions to the CRA Board.

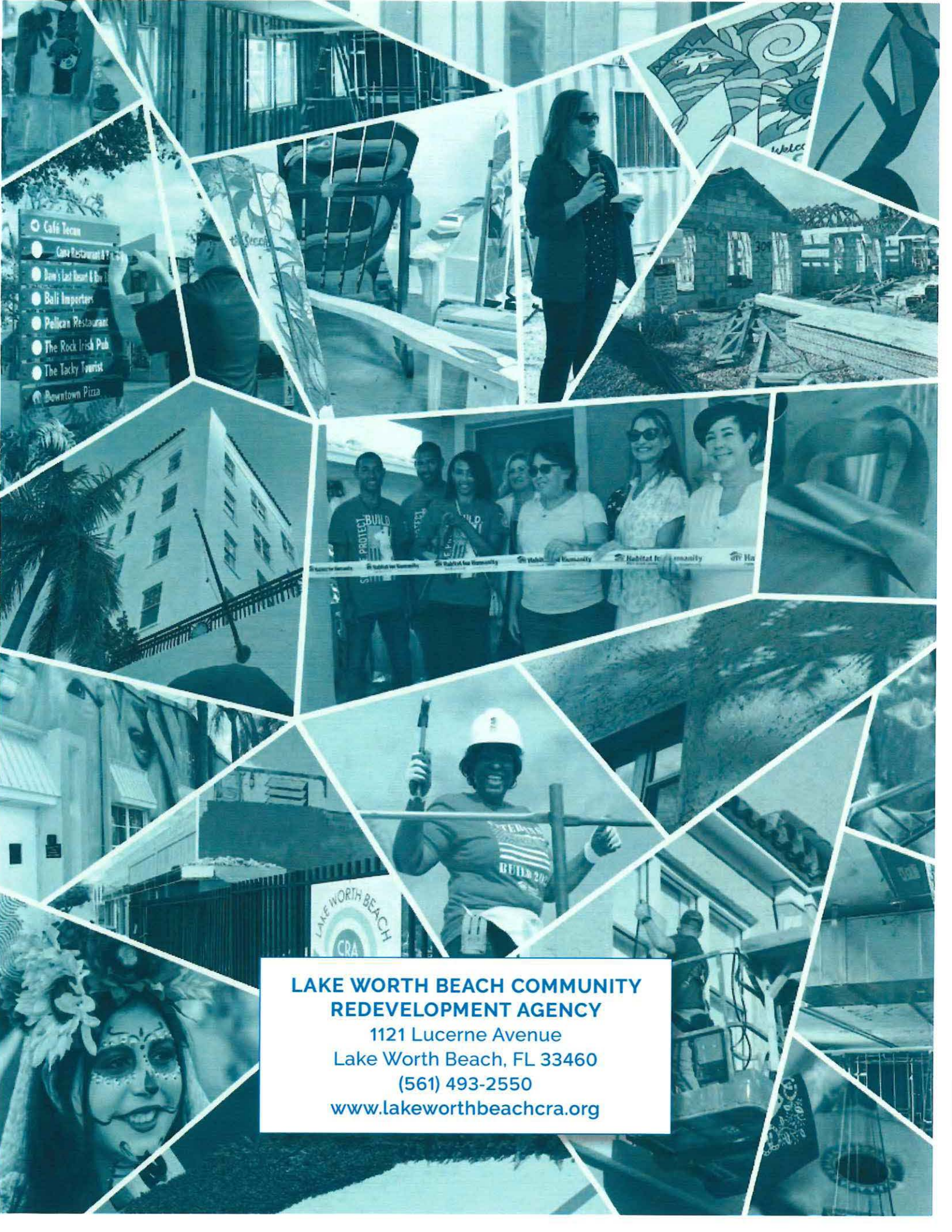


22/23 CRA BOARD OF COMMISSIONERS

- Brendan Lynch, Chair
- Leah Foeritsch
- Anne Fairfax
- Donna Kerner
- Carla Blockson, Vice Chair
- Daniel Morgan
- Caroline Shamshi-Basha



www.lakeworthbeachcra.org



- Café Tecan
- Cafe Restaurant & Bar
- Don's Last Board & Beer
- Bali Importers
- Pelican Restaurant
- The Rock Irish Pub
- The Lucky Tourist
- Downtown Pizza

**LAKE WORTH BEACH COMMUNITY
REDEVELOPMENT AGENCY**

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