

**LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY  
LAKE WORTH BEACH CITY HALL  
7 NORTH DIXIE HIGHWAY  
TUESDAY, September 8, 2026  
6:00 P.M.**

**I. ROLL CALL:**

CRA Board meeting was called to order at 6:00 PM. The following CRA Board Members were in attendance: Harry Wolin (zoom), John Szerdi, Drew Bartlett, Leah Foertsch, Carla Blockson and Greg Richter.

**II. PLEDGE OF ALLEGIANCE:**

**III. AGENDA – ADDITIONS/DELETIONS/REORDERING:**

**IV. SWEARING IN: (REORDERED)**

a. Greg Richter

**V. PUBLIC COMMENT ON NON-AGENDAED ITEMS:**

**VI. MINUTES AGENDA:**

a. July 14, 2026

Action: Motion was made by Mr. Szerdi to approve July 14, 2026, minutes seconded by Mr. Bartlett.

Vote: All ayes

b. August 11, 2026

Action: Motion was made by Mr. Szerdi to approve August 11, 2026, minutes seconded by Mr. Bartlett.

Vote: All ayes

**VII. CONSENT AGENDA:**

a. 304 North G Street-Transfer of Property and Approval of Resolution 26-07

b. Community Project Funding for Affordable Housing Development (B-26-CP-FL-0597)

Action: Motion was made by Mr. Bartlett to approve the consent agenda seconded by Mr. Richter.

Vote: All ayes

**VIII. PRESENTATION AGENDA:**

a. ~~Circuit Your Electric Shuttle~~—Presentation was tabled to the following meeting.

**IX. ACTION AGENDA:**

a. **Jacobser Marketing Campaign**

Last year, the CRA Board approved an agreement with Jacobser and Associates for marketing services, specifically those specializing in highlighting the promotion of CRA's and City's for the purpose of attracting businesses, visitors and investors.

To date, completed activities include:

- SWOT analysis
- Community survey
- Focus group meetings
- Merchant meetings
- Assistance with press releases, social media posts, e-blasts, social media stories, reels and videos, web page
- Design and production of Find Your Flavor campaign
- Postcards
- Clings
- T-shirts
- Table tents
- Banners
- Print ads
- Circuit wrap
- Planter signs
- Mural
- Vacant storefront clings

Over the past two months Staff and Jacober have worked on a new downtown map as well as our main campaign slogan and tag line to brand the City and CRA area to attract more investment, business and jobs to the area.

Staff recommended the CRA Board choose one of the two provided concepts so Jacober and CRA Staff can create and develop creative content and marketing materials.

**Action: Motion was made by Mr. Bartlett to use the tag line “you’re welcome” as a starting point seconded by Mr. Wolin.**

**Vote: 4 ayes 2 nays**

**b. CRA grants overview and proposed changes**

The CRA offers multiple grant programs to support and incentivize new construction and redevelopment projects in the CRA district. *Commercial Façade Grants* were initially offered by the Agency more than 17 years ago. The CRA's most popular grant programs continue to be the *Commercial Façade*, *Commercial Interior Improvement Grant* and *Commercial Signage programs*. Staff will measure the success of each program by reviewing the retention of the business and/or job growth at a specific business and by observing the overall physical change/improvement to a formerly underutilized building, piece of land or area of the city.

Since 2016, the CRA has awarded more than 70 commercial grants totaling over \$2.8 M to multiple businesses and property owners in the district. In FY 2025/2026, the CRA awarded over \$573K in matching grant funds to multiple businesses throughout the CRA District. Please see EXHIBIT 'A' for a list of the grants awarded since October 2025.

For fiscal year 2026/2027, Staff recommends that we continue offering the four key commercial grant programs with the 2-grants per year/per owner stipulation (one Interior & one Façade). In addition, Staff is recommending the following additions and changes to this year's upcoming grant requests:

- Continuation with the requirement that any grant recipient requesting an extension which surpasses more than 6 months of the initial one-year grant period, must receive Board approval (excludes the *Public Infrastructure* grantees).

- NEW: Prioritize applications in which the redevelopment/renovation of a vacant building includes an executed lease with a tenant.
- NEW: Grantees attempting to sell their properties within 2 years of receiving the grant must pay the grant back in full PLUS 10% of the grant amount.
- NEW: Increase the maximum available grant amount of both the Façade & Interior Improvement grants from \$50,000 to \$55,000 per parcel.
- NEW: Increase the maximum available grant amount of the Public Infrastructure grant from \$200,000 to \$250,000.

| <b>2026/2027 GRANT PROGRAMS FOR COMMERCIAL PROPERTIES</b> |                                                       |                                                                                                                                                                                                |                                |                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NAME OF PROGRAM</b>                                    | <b>TYPE (grant, loan or other type of assistance)</b> | <b>ELIGIBILITY</b>                                                                                                                                                                             | <b>FUNDING MAXIMUM REQUEST</b> | <b>ADDITIONAL INFORMATION</b>                                                                                                                                                                                                                                                                                       |
| Interior Improvement Grant Program                        | Matching Grant                                        | Eligible commercial properties within the CRA District. *Open to all businesses with a preference given for NEW BUSINESSES coming into the city. Only the property owner is eligible to apply. | Up to \$55,000 (per parcel)    | Applicants must provide 50% match. Funding is for specific permanent interior improvements. Must result in an immediate opening or reopening of a store, retail, restaurant or new business. Applicants must own the property. Lien placed on property. Funds paid to property owner only. Minimum request: \$5,000 |
| Commercial Façade Grant Program                           | Matching Grant                                        | Eligible commercial properties within the CRA District. Only the property owner is eligible to apply.                                                                                          | Up to \$55,000 (per parcel)    | Applicants must provide 50% match. Funding is for specific exterior / street-front improvements. Applicants must own the property. Lien placed on property. Funds paid to property owner only. Minimum request: \$5,000                                                                                             |
| Commercial Signage Grant Program                          | Matching Grant                                        | Eligible businesses and commercial properties within the CRA                                                                                                                                   | Up to \$5,000 (per business)   | Applicants must provide at least 50% match. Funding is for specific sign improvements/installations that will provide                                                                                                                                                                                               |

|                                     |                             |                                                                                                                                                                                                                    |                                               |                                                                                                                                                                                                                                                     |
|-------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                             | District. Businesses and/or property owners are eligible to apply.                                                                                                                                                 |                                               | aesthetically pleasing signage leading to new jobs and business growth. Applicants can also apply for new awnings with or without the name of the business on the awning. <u>Grant dollars are paid to sign vendor only.</u> Minimum request: \$500 |
| Public Infrastructure Grant Program | Matching Economic Incentive | For new large-scale commercial, mixed-use or residential developments, with an investment totaling \$3M or more (not including acquisition costs). Only the property owner and/or developer are eligible to apply. | Up to \$250,000 (per NEW development project) | Funds are to be used for infrastructure related costs including, but not limited to, utility relocation, turning lanes, sidewalks, drainage, etc. Minimum request: \$110,000                                                                        |

- NEW: Offer optional streetside sidewalk pressure washing services for Façade & Interior grantees.
- NEW: Offer optional ribbon cutting/grand opening services for Façade & Interior grantees in which a new business will open.

Commercial property owners can apply for both the *Façade* and *Interior Improvement* grant programs if they meet certain requirements. The CRA will open the grant acceptance period in early October 2026 and the grant window will close on May 28, 2027.

Finally, CRA Staff are considering adding a new commercial micro-grant program which would offer funds for moveable equipment including furniture, appliances and computer hardware/software. This program will only be available to new businesses or businesses relocating into Lake Worth Beach after they have been in business for at least one year.

A draft application of this program will be presented to the Board later this year with the intent of introducing it to the public in 2027.

Based upon the ongoing needs from businesses, commercial property owners and the

residents in the Lake Worth Beach CRA District, Staff believes that these grant programs are extremely beneficial in assisting with commerce, job growth, activating vacant buildings, preserving historic buildings, improving safety, removing blight and refining community appearance.

Staff recommended the Board approve the continuance of the four primary CRA commercial grant programs and their associated applications including the new additions and requirements.

Staff also requested any feedback or suggestions from the Board regarding proposed grant programs and their specifications.

**Action: Motion was made by Mr. Wolin to proceed with the existing grants and include the modifications seconded by Mr. Szerdi.**

**Vote: All Ayes**

- c. **Downtown Broker Assistance – No action was taken**
- d. **Executive Director's Annual Review -No action was taken**

**X. EXECUTIVE DIRECTOR'S REPORT:**

- a. **Ribbon Cutting Ceremony for Smarty Plants – September 9**
- b. **Habitat for Humanity Home Dedication at 16 South D- September 11**
- c. **25th Anniversary 9/11 Remembrance Ceremony at Cultural Plaza**
- d. **AAF Community Project Funding Update**

**XI. ADJOURNMENT:**



E. Theodossakos, Recording Secretary



Carla Blockson, CRA Chair