



If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, that person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REGULAR MEETING MINUTES
February 25, 2016, 6:00 p.m.
Commission Chambers at City Hall
Delray Beach, FL 33444

STAFF PRESENT:

Jeff Costello	Yuberca Pena	Susan Shaw
Thuy Shutt	Isaac Kovner	D J Doody
Joan Goodrich	Kristyn Cox	Candi Jefferson
Elizabeth Burrows		

OTHERS PRESENT:

Jane Smith	Tom Fleming	Evelyn S. Dobson
Gerecia Edmond	Ari Whiteman	George Brewer
Jim Chard		

1. Call to Order

Chairman Cox called the meeting to order at 6:05.

2. Roll Call

Present: Reggie Cox, Cathy Balestriere, Joe Bernadel, Bill Branning, Paul Zacks
Absent: Herman Stevens, Daniel Rose

3. Approval of Agenda

Mr. Branning made a motion to approve the Agenda, which was seconded by Mr. Zacks and passed unanimously.

4. Approval of the Minutes

A. February 11, 2016 Regular Meeting Minutes

Mr. Branning made a motion to approve the Minutes of the February 11th Board Meeting which was seconded by Mr. Zacks and passed unanimously.

5. Public Comments on Non-Agenda and Consent Agenda Items

George Brewer, 204 NW 9th Street, stated he is an art collector, and quite familiar with the Arts Warehouse building. He believes creativity blooms in the proper environment which he does not feel would be provided by the Warehouse building which he feels is a dead building. It was his feeling it would be better to demolish the building and bring in shipping containers which could be painted by the artists. He felt that would bring the area alive. He also noted his idea would be

ALL

more attractive, would grow more organically, and would not cost millions of dollars.

Ari Whiteman, Arlington Road, voiced concern about the alleys and sidewalks. He said the whole board should be supportive of fixing the alleys, and that the focus should be in the Northwest Southwest area. He added that cost should not be an issue.

Evelyn Dobson, 130 NW 3rd Avenue, stated she is delighted that the sidewalks and alleys have become a priority. She noted it has been 12-15 years waiting for the improvements, and she applauded the Staff and Board for making it a priority at this time.

6. P&Z –

A. 405 North – 405 SE 6th Avenue – Class V site Plan

Senior Planner Candi Jefferson presented the petition for the property at 405 SE 6th Avenue. The development proposal involves the demolition of the office building and construction of a two-story office building with the ground floor to include a covered parking area, and will involve a waiver.

The Board Chair asked for public comments. There were none.

Mr. Zacks asked what was on the north and south sides of the property that a waiver was needed. Ms. Jefferson stated they were all commercial properties surrounding the property. Board consensus was supportive of the development proposal.

7. Consent Agenda

A. CRA Monthly Financials, January 2016

Mr. Zacks made a motion to approve the Consent Agenda. The motion was seconded by Mr. Bernadel and passed unanimously.

8. Old Business

A. Update - Temporary Use Agreement – Animal Rescue Force of South Florida

Executive Director Jeff Costello presented the item. He stated that based on a review of the Block 60 Parking Condominium documents, the CRA's Attorney has recommended that the requests to use the parking lot for a fundraiser should be withdrawn from the CRA and formally requested from the Block 60 Association Board of Directors. No further action should be taken by the CRA Board.

The Board Chair asked for any public comments. There were none.

Mr. Zacks made a motion that no further action be taken by the CRA Board in relation to the requests to use the Block 60 Parking Lot. Ms. Balestriere seconded the motion which passed unanimously.

9. New Business

A. Community Sponsorship Grant – Human Powered Delray (HPD)

Economic Development Manager Elizabeth Burrows presented the Community Sponsorship Grant request. She stated the HPD is requesting the funds to cover the cost of five new portable bike racks to be set up at various special events throughout the CRA District. HPD currently provides bike racks at the GreenMarket each week, and there has been an increase in people biking to the market since that began.

Mr. Bernadel recused himself from the discussion and vote as he is an HPD Board Member. The Board Chair asked for any public comments.

Jim Chard of HPD noted for the board that the racks are portable and can be used at other locations.

Mr. Branning made a motion to approve a Community Sponsorship Grant in the amount of \$750.00 for Human Powered Delray. Ms. Balestriere seconded the motion which passed unanimously.

B. Delray Beach Community Land Trust

1. **Second Mortgage Subsidy Request for 137 SW 14th Avenue (Cadet)**
2. **2. Resolution #16-05 Authorizing Conveyance of 137 SW 14th Avenue (Cadet)**

Contracts Manager Yuberca Pena presented the item. She stated that the CLT has a qualified buyer for 137 SW 14th Avenue. The buyer has been approved for a \$120,000 loan and due to the reduction in subsidy dollars from other sources such as SHIP, a \$30,000 subsidy from the CRA is being requested. The second mortgage would be modeled after the second mortgage subsidies provided to the other Atlantic Park Square buyers.

The Board Chair asked for public comments. There were none.

Mr. Zacks made a motion to approve the subsidy request in an amount not to exceed \$30,000.00 for the Cadet purchase of a single family home at 137 SW 14th Avenue, to be secured by a second mortgage under the terms described herein. The motion was seconded by Mr. Branning and passed unanimously.

Mr. Zacks made a motion to approve Resolution No. 2016-05 authorizing the transfer of the property located at 137 SW 14th Avenue (Lot 10) to the DBCLT pursuant to Section 9.1 of the Agreement for Purchase and Sale of Real Property between the CRA and the Delray Beach Community Land Trust. Mr. Branning seconded the motion which was passed unanimously.

10. Other Business

A. Comments by Commissioners

Mr. Bernadel recognized staff for the fine work they do.

Mr. Zacks informed the Board he received a VIP Invitation to an Arts Garage Opening Night performance and Reception, which he assumed they did as well. He said that he will be writing to the CRA Attorney in regard to the use of monies to provide complimentary tickets and a reception to the Board.

Mr. Branning noted that all of the sidewalks needing improvement should be done as soon as possible.

Mr. Cox commented that the sidewalks and alleys are not a new conversation for the Northwest area and said that he has seen some improvement. He suggested more coordination between the CRA and City staff.

B. Comments by Board Attorney – None

C. Comments by Executive Director

Mr. Costello reminded the Board of the March 10th Goal Setting Workshop at Environmental Services. He noted there may be a light agenda for the Regular Board Meeting. He let the Board know that Staff will be setting up a meeting with WARC and the NW/SW Neighborhood Alliance working with the City to schedule a neighborhood meeting with the Osceola Park


community. There will be flyers and door hangers distributed.

D. Comments by Staff

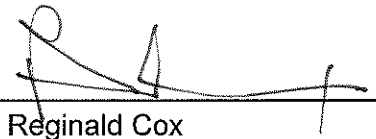
Ms. Shutt stated she is working with Workforce Housing Committee to conduct a Housing Study in which the CRA will participate. She also noted that staff was approached regarding use of the CRA offices next week to shoot a Gatorade commercial that would feature Serena Williams. Mr. Cox suggested staff speak with Counsel for legal assistance in the matter. The CRA Attorney also suggested Staff coordinate with the Chair.

11. Adjournment

There being no further business the meeting was adjourned at 6:35.



Jeff Costello



Reginald Cox