



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.

## **WORKSHOP MEETING MINUTES**

Thursday, July 28, 2016 5:00 p.m.

City Commission Chambers, 100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

### **STAFF PRESENT:**

Jeff Costello	Kevin Matthews	Susan Shaw	Amy Alvarez
Joan Goodrich	Yuberca Pena	David Tolces	Anne Fredy
Lori Hayward	Elizabeth Burrows	Scott Pape	

### **OTHERS PRESENT:**

Kimberly Camejo	Charlene Farrington	Vera Farrington	Sharon Blake
Ahmed Burton	Evelyn Dobson	Jane Smith	Tom Fleming
Alan Kornblau	Vic Kirson	Winnie Edwards	Shellie Labell
David Cook	Laura Simon	Roy Simon	Alice Pearce
Leslie Callaway	Steve Miskew	Michael Cruz	Elisabeth Salvadore
Howard Ellingsworth	Louis Smith	Hilary Roche	

### **1. Call to Order**

The Workshop was called to order at 5:00 by Chairman Reggie Cox.

### **2. Roll Call**

**Present:** Reggie Cox, Joe Bernadel, Cathy Balestriere, Herman Stevens, Daniel Rose, Dedrick Straghn, Paul Zacks

### **3. Approval of Agenda**

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

### **4. Discussion –**

#### **A. Non-Profit A-GUIDE Funding Requests**

##### **1. Delray Beach Community Land Trust (DBCLT)**

Finance & Operations Director Lori Hayward introduced the item. She gave an overview of the A-GUIDE process and the scoring system used to evaluate the funding requests. Ms. Hayward reported that the DBCLT's funding request for 2016-17 was \$188,075 or 25% of their total budget. The Committee is recommending funding of \$174,487 based on the A-GUIDE lines.

DBCLT Executive Director Evelyn Dobson thanked the CRA for their ongoing support and gave a brief presentation. She stated that in this current fiscal year, over \$900,000 in sales has been generated, and \$158,000 in purchase assistance has been provided. She remarked that since the DBCLT's end product is housing, every dollar received is fully utilized. She noted that there

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was a significant increase in development costs this year due to the need to fund the installation of sidewalks, sewer and water lines connections, demolition, and impact fees on some properties. Mr. Stevens asked who had taken care of those unexpected expenses in the past. Ms. Dobson noted that previously, the City would demolish existing structures deemed uninhabitable, but that the structure at 111 NW 12<sup>th</sup> Avenue was not determined to be uninhabitable so the DBCLT had to bear the demolition costs. She said the total unanticipated expenditure was almost \$58,000 and included a couple of other properties that did not have existing structures. Mr. Stevens remarked that by having to expend those funds for this purpose, they were diverted from their intended use.

Mr. Bernadel commented that one of the most important aspects of the CRA's work is housing, and he thanked Ms. Dobson for the work the DBCLT does for the community. He added that he felt every dollar given to the DBCLT is very worthwhile. Mr. Zacks noticed that there were somewhat minor decreases for some of the non-profits, and asked if that was to keep funding capped at 25% of total budget. Mr. Costello confirmed that, and added that even if the funding was 15% of the budget amount from the previous year, the amount of funding would not necessarily increase this year, based on the increase in their budget (based on the A-GUIDELines. Ms. Dobson noted that the cost for sidewalks etc. has been included in their 2016-17 Budget. Mr. Stevens recommended the DBCLT be granted \$80,000 as a provision for those unanticipated costs in 2015-16 which left other areas lacking. He asked how she was able to cover the unforeseen costs this year. Ms. Dobson responded that the DBCLT had the money in a contingency line item for unforeseen occurrences so while it they were unforeseen costs they were able to pay them. Mr. Zacks favored holding all agencies to no more that 25% of the total budget, and stated all the agencies are doing good work but the CRA needs to look at the big picture. Mr. Costello did note that concerning some of the items the DBCLT needs to fund like sidewalks and demolition, the CRA may have other avenues that could assist the DBCLT. Ms. Dobson stated the DBCLT is comfortable with the \$174,487 which they were funded last year as there is another opportunity which they may be awarded to be able to capture the expended funds between the \$174,000 and \$188,000. Mr. Cox agreed with Mr. Bernadel on the priority of affordable housing and supported funding of \$188,075. The Board consensus supported funding in the amount of \$188,075.

## **2. EPOCH**

Ms. Hayward introduced the item. EPOCH is requesting funding in the amount of \$67,700 which is 28% of the total budget, with the Committee recommending \$59,841 (25% of budget based on A-GUIDELines). She noted that EPOCH scored a total of 83%, and she stated that the agency has steadily improved their capacity and sustainability.

Ms. Charlene Farrington, Executive Director of EPOCH, gave an overview of EPOCH's mission and the events of the past year including Spady Museum's signature Youth Cultural Empowerment Program. She noted that their Ride and Remember Trolley Tour has become a cultural tourism gem in Delray Beach, providing residents and visitors an inclusive overview of the early communities of Delray Beach through the lens of the designated historic district.

Mr. Straghn recused himself from the discussion due to a potential conflict of interest.

Mr. Rose commended Ms. Farrington for the great work and supports whatever is needed. Mr. Stevens stated he would have no problem with \$80,000 as he thinks their work is very much needed, that what they have to work with is meager, and that this is good for the community. He feels the limited resources they have are holding them back. Mr. Bernadel felt heritage and culture are a vital component of a community and supports their request. Ms. Balestriere commented that a dynamic environment has been created and she is pleased with the progress that EPOCH has made. She noted some of the numbers are doing better, but that more effort

can be done with fundraising. She suggested bringing up the budget some more for next year, and she asked if there was any area where EPOCH could use more funding. Ms. Farrington said they could certainly use more money for their programming, and for advertising and promotion. Ms. Balestriere asked about a Strategic Plan, and Ms. Farrington stated that in the month of June EPOCH contracted with a firm to begin a five-year Strategic Plan. There was some discussion of efforts and events where EPOCH has partnered with other local non-profits, including Old School Square, Delray Beach Historical Society, and the Arts Garage.

Mr. Zacks acknowledged the tremendous improvement with EPOCH. He stated that he was comfortable with the funding amount EPOCH requested even though it exceeds 25% of the budget as their situation is unique. Mr. Cox expressed an interest in seeing the youth cultural program grow and expand, and supported \$80,000 in funding. Mr. Rose and Mr. Bernadel concurred. The Board consensus was for \$80,000 in funding.

### **3. Old School Square (OSS)**

Ms. Hayward introduced the item. OSS is requesting a total of \$412,500 or 13% of their budget. They scored 85.5% average for the two programs requesting support, and staff is recommending a total of \$285,000 in funding based on A-GUIDELines. OSS President and CEO Rob Steele went over the Core Values of the organization and their commitment to increase value to the community in every situation and interaction. He noted an unprecedented calendar of activities for the coming season, and stated that OSS is the number one venue in Palm Beach County, with 582,680 in annual attendance. The vision for OSS is for it to evolve into an Arts and Entertainment Park, and he reviewed some ideas in that regard and ways to leverage the brand to increase the value and become more independent. He did note that there have been 23 events in the NW/SW neighborhoods this year. Additionally, he said 20,000 OSS brochures of the upcoming seasons' activities were mailed out to Delray households. He also noted that OSS is working to raise more money and obtain more sponsorships, and commented that each of the OSS Buildings is a naming opportunity for fundraising purposes, potentially raising \$5 million.

Mr. Zacks noted that the difference between the OSS funding request and the staff recommendation seemed to be the \$127,500 which was given last year for construction, and he asked why the additional funding is needed. Mr. Steele stated the money is definitely needed. He stated that the OSS issues are not expense driven but are revenue driven, and that it will take a couple of years to get those revenue streams expanded. He reported they have changed the way the season is priced, are getting underwriters and sponsors, and will be doing a capital campaign to raise more funds. He noted that the problem is that for some years, monies have been taken from the Endowment Fund each year, and he wants that stopped so the reserves are not drained. Mr. Bernadel felt OSS must become the soul of the community and if it fails it must disappear. He feels OSS is on the right track, and he supported their request for \$412,500. He added that to be a vibrant city, any city needs to have a soul and it is important for the CRA to invest in making that happen. Mr. Stevens sought clarification that the mailing to 20,000 was just to Delray households, which Mr. Steele confirmed. Mr. Rose also supported the OSS funding request. The board consensus was in support of the \$412,500 funding request.

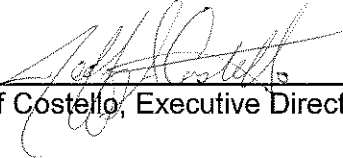
Ms. Balestriere made a motion to move the two additional items to the Regular Board Meeting. Mr. Rose seconded the motion which passed unanimously.

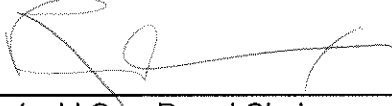
### **4. Delray Beach Historical Society** (moved to Regular Agenda)

### **5. Delray Beach Public Library** (moved to Regular Agenda)

**5. Adjournment**

The remaining items were moved the Regular Board Meeting. The Workshop was adjourned at 6:10.

  
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Jeff Costello, Executive Director

  
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Reginald Cox, Board Chair