



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.

## **CRA/WARC JOINT WORKSHOP MINUTES**

Thursday, December 8, 2016 5:00 p.m.

City Hall First Floor Conference Room

Delray Beach, FL 33444

### **STAFF PRESENT:**

Jeff Costello	Lori Hayward	Yuberca Pena	Kevin Matthews
Thuy Shutt	Kristyn Cox	Susan Shaw	Mauricio Lara
Joan Goodrich	Elizabeth Burrows	Renee Roberts	D. J. Lee
John Morgan			

### **WARC BOARD OF DIRECTORS**

Chuck Ridley	Peter Perri	Patricia Wright	Stephanie Immelman
Ann Stacey-Wright	Dorothy Ellington	Sheppard Gross	

### **OTHERS PRESENT:**

Evelyn Dobson	Mike Williams	Victor Kirson	Choli Aronson
Herb Tabin	Angie Gray	Yvonne Odom	

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

The Workshop was called to order at 5:05 by Chairman Cox.

### **2. Roll Call**

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

**Absent:** None

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

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

### **4. Discussion – CRA/WARC Partnership Agreement**

West Atlantic Redevelopment Director Kristyn Cox highlighted WARC's mission and goals. She reviewed the objectives of WARC, its various committees and partners, and the history of The Set, as well as reported on the activities and accomplishments of WARC during the past several years. WARC Board Chair Chuck Ridley thanked the CRA for engaging in this conversation to get some clear direction on how to best work together to mitigate blight. He reported on the challenges the community currently faces, primary of which is a lack of quality affordable housing. He said there is not enough incentive for the private sector to come in and improve the

neighborhoods, so it needs to be a combined effort. The WARC Board investigated some Best Practices which became part of The Set Transformation Plan. He cited the main goals of that Plan as being 1) a strong sustainable mix of housing 2) human capital-the people being trained 3) the neighborhood including a grocery store, and 4) branding for a neighborhood residents can be proud of. He noted there are public safety issues as well. He elaborated on the model of Purpose Built Communities, where consideration is given to housing, education and wellness, and showed a short video on that topic. He emphasized that The Set Transformation Plan is a good start but needs to be enhanced and incorporated into the larger Comprehensive Plan. He stated the capacity of the non-profits has to be increased – WARC, the CDCs, the Housing Authorities – and WARC has positioned itself to be the community quarterback and take the lead. He asked the Board if they concur to direct staff to work with WARC to flesh out a more thorough concept to bring back in 60-90 days.

Mr. Cox thanked Mr. Ridley for a comprehensive presentation and opened the discussion. Mr. Rose asked about the status of Mad Dads. Mr. Ridley stated Prince Arafat is now in charge of moving that forward, and that he is working closely with the Police Department. Mr. Rose expressed his concern about sober homes, and said that pride needs to be put back into the neighborhoods by fixing them up (including more lighting) which would create less of a tolerance for drug activity. Mr. Stevens asked if there was a CDC and whether anyone had reached out to them. Mr. Ridley stated there has always been more than one CDC, and that their focus is primarily on housing whereas WARC's focus is more on economic development. He added that The Set Transformation Plan will be the guiding document to be used by all stakeholders, with a steering committee to be formed in order to set up a process.

Mr. Bernadel stated the CRA wants to see a solid plan and it stands ready to work with WARC. Ms. Balestriere applauded all the hard work that has gone into creating The Set Transformation Plan and said she supports it. She commented that the biggest concern she has is for WARC to be more transparent. She would like to be able to see board meeting minutes on the website, and to have the WARC Board abide by same structure as the CRA by becoming a sunshine board. Mr. Ridley stated that WARC has no problem being transparent, but the board would have to discuss further being in the sunshine. Mr. Zacks stated that the closer WARC becomes to the CRA as an advisory board, the more important abiding by the sunshine law becomes, even though it may be a bit burdensome. He noted The Set community in the last few years has really gotten engaged and involved which he thinks is great. He added it is evolving quickly and he complimented the community leaders in and out of this meeting. Mr. Straghn commented that the other non-profits need to buy-in so there are no hostilities created. Mr. Ridley responded that the rationale for the Set Transformation Plan is for collective buy-in with all non-profits with everyone working together, and that out of those conversations will come a Memorandum of Understanding. He added that others need to be involved as well, such as the school district and law enforcement. This he said is consistent with Best Practices – to involve the entire community with WARC as the facilitator.

Mr. Cox stated there has been a lot of thought put into the Plan, and that comments from stakeholders were taken into consideration going back as far as 2012. He noted that the #1 recommendation in the strategic planning process was for WARC to have full time staff to be able to accomplish the provisions of the Plan which to date has not happened. He said a staff is needed from 8 to 5 that will be the glue to hold all entities together and keeps them informed. He stated it has to be a community lead Plan, and once all components are put in place, it will make communications easier. Mr. Stevens said he is looking at structure more than communications and that he has a lot more questions so he feels more time is needed for further discussion. Mr. Cox agreed, and asked for Board consensus to move forward with this process by staff working with WARC toward a partnership agreement. Mr. Costello stated that

perhaps there could be a workshop next month to continue moving forward. Board consensus supported another workshop. Mr. Zacks asked for the next workshop to be more focused on the partnership agreement, whether there should be one and what it should look like.

**5. Adjournment**

There being no further business the meeting was adjourned at 6:10.

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Jeff Costello, Executive Director

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Reginald Cox, Board Chair