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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
Thursday, April 13, 2017, 5:30 p.m.
Commission Chambers at City Hall
Delray Beach, FL 33444

STAFF PRESENT:

Thuy Shutt	Kevin Matthews	Susan Shaw	Scott Pape
Lori Hayward	Renee Roberts	David Tolces	Amy Alvarez
Joan Goodrich	Kristyn Cox	Krista Walker	Officer Baer
Elizabeth Burrows	Candi Jefferson	Missie Barletto	

OTHERS PRESENT:

Jane Smith	Victor Kirson	Donna Waldron	Robert Tucker
Susan Tucker	Jackie Ramirez	Mark Veil	Dristal Taylor
Jason Mankoff	Ty Harris	Dorothy Ellington	Lorraine Vogel
Ronald Gaithe	Steve Vogel	Jaime Drysdale	Joey Columno
Andrea Morgan	Lynn Adrian	William Hatcher	Sandy Simon
Charles Ridley	Alyce Beck	Gerecia Edmond	Claudia Willis
Carolyn Patton	Randy Mayo	Morris Carstarphen	Michael Weiner
Jason Hersh	Jim Chard	Shirley Johnson	

1. Call to Order

Chairman Cox called the meeting to order at 5:38 pm.

2. Roll Call

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

Absent: None

3. Approval of Agenda

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

4. Approval of the Minutes

A. Minutes of March 23rd Board Workshop

Mr. Straghn made a motion to approve the Minutes of the March 23rd Board Workshop. Mr. Zacks seconded the motion which passed unanimously.

B. Minutes of March 23rd Board Meeting

Mr. Bernadel made a motion to approve the Minutes of the March 23rd Board Meeting which was seconded by Mr. Zacks and passed unanimously.

5. Public Comments on Non-Agenda and Consent Agenda Items - None

6. P&Z

A. Swinton Commons - Class V Site Plan, Alley Abandonments, Conditional Use for Residential-Type Inn

Daniel Rose recused himself from the presentation due to a conflict of interest. Principal Planner Scott Pape introduced the item. Steve Michael of Hudson Holdings and his architect John Szerdi presented the project. Mr. Szerdi gave an overview of the Swinton Commons project and reviewed the revised Site Plan. Of particular note was that most of the historic homes will remain at their current locations although they will need to be moved briefly while the underground parking is built. Mr. Michael gave an overview of the many economic benefits to the area, including 400 permanent jobs and an estimated \$6.5 million in tax revenue annually. He stated it will be an important bridge for the separation of West and East Atlantic Avenues. Mr. Pape noted the primary changes from the last time the Board saw the site plan is that 1) six of the buildings on Block 61 on Swinton Avenue will remain, with only two historic homes being relocated to the Sunday House property and 2) there will be a Residential-type Inn on the site (Swinton and 1st Street) where the historic homes would have been under the old site plan. Ms. Balestriere asked if the Class A office space would have its own parking. Mr. Michael said that yes, the office space and Inn would have their own reserved parking spaces underground where there will be 400 spaces, 350 of which will be public and 50 will be reserved for the offices and Inn. The valet will also have use of the 350 spaces so the public may valet or self-park. He reported that the project will be tripling the amount of parking.

The Board Chair asked for public comments.

Sandy Simon, 220 MacFarlane Drive, lifelong resident of Delray Beach, noted he has a long background in real estate development and this is the only developer he ever remembers who wanted to preserve houses not tear them down. He said historic works if you have a critical mass which is what this developer has done to showcase the homes. He believes this is an excellent project that creates a magnificent bridge for the area. He feels it will be profoundly successful and helpful – that it will draw investment, historic preservation, jobs, and be a catalyst for the area.

Claudia Willis, 160 Marine Way, referenced the protections in place for historic preservation and handed out to the Board a list of ordinances she felt the development violates. She stated that they are moving the houses even though they are putting them back. She said history happens where it happens and that inherently historic districts are not intended for highest and best use which is why they have protections. She asked the Board to recommend the developer continue to work with the City on a plan that does not move structures out of the way to allow for large intense infill in their place. They felt they should remain in their setting and be rehabbed.

Carolyn Patton, member of the Historic Preservation Task Force and the Preservation Trust, said progress has been made but more improvements are needed. She feels the project is too massive for this historic area. She has been advised by the City and State that even if it is in the CBD it has

to meet the requirements of the Historic District. She urged the Board to ask the developer to continue to work on this project and not support it as it is.

Rodney Mayo, owner of Dada's, Honey, and SubCulture Coffee, stated when SubCulture lost their lease on Atlantic Avenue Mr. Michael offered short-term lease space in the old Nature's Way Café and to be followed by a longer term lease for his business in one of the historic homes. He renovated a historic home for his restaurant Dada's and said he looks forward to moving into another historic home and fully supports the project.

Alyce Beck, owner of Bull Bar on the corner of Swinton and Atlantic Avenue, said she is afraid she will not be able to stay in business as she cannot compete with this large development.

Ed McCall, 50 Palm Square, wondered how the cottages on the east side of South Swinton Avenue will be affected as he thought those would look out of place.

Rita Ponce, 50 East Road, stated she wants responsible development and to get as much benefit for the City as possible. She said people have various concerns about the project, and she asked the Board to do their due diligence before making any recommendations.

Linda Oxford, 148 Coconut Road, had concerns with moving historic homes and putting them back – she feels it will be detrimental to the structures. She said Dada's is a perfect example of what could and should happen along Swinton. She was also concerned with giving up the alley, and feels the project plans need more tweaking.

Ari Whiteman, Washington Road, said he was against this project, but after seeing the presentation at the WARC Meeting last week, he feels it is time to move forward with it. He said Mr. Michael has gone above and beyond with the historic homes, he feels the proposed grant program for Frog Alley Mr. Hudson mentioned sounds great, and he wants the project to go ahead.

Victor Kirson, Tierra Verde, felt two-lane Swinton Avenue cannot accommodate a project this large, that Swinton Avenue would need to be four lanes. He feels it is too big for the area and has concerns some of it will be converted into sober homes.

Jason Hersh, 319 NW 2nd Avenue, stated retail is taking a big hit with malls failing and decreased demand due to the internet so he is not sure there is even a demand for the space. He asked if there is any study showing a need for more retail. He does not think OSSHAD ever intended something like this to be along Swinton Avenue and he does not support it.

Morris Carstarphen, 619 SW 7th Avenue, said he is concerned with the unemployment rate in his neighborhood. Just based on this project alone there will be 1,700 jobs created and there are many in the neighborhood who would love to work on this project or have a permanent job once it is complete. He encouraged the Board to support the project.

Ms. Balestriere stated that based on community input there are still concerns and more work to be done on the project. She also suggested the possibility of an Uber or Lyft Drop-off near the valet might be helpful. She asked if the 108 room hotel had a brand. Mr. Michael said they are currently negotiating with Hilton Canopy but nothing is confirmed. She said she would appreciate him sharing his research in this regard with the Board including the type of hotel and the market he is seeking to attract. She felt there are quite a few hotels in the area already. She noted the Sundry House Hotel has 11 units, and she asked about the 24 additional Residential-type Inn units. Mr. Michael stated the designation Residential-type Inn is the current zoning designation whether it is condo or hotel, and it is his intention to sell the units as condominiums. He added the hotel is a five-star boutique brand and there is nothing at that level currently in Delray Beach. He also pointed out that for parking, the plans purposely provided an excess of parking, and that there will

be no access to the garage on Swinton, 1st Street or on Atlantic Avenue, only on the west side of the property in order to mitigate traffic. He added that the streetscape is being re-created as it was at one time as he is keenly aware of the importance of adaptive re-use. He also noted that they are moving all the power lines to underground so as not to obstruct from the streetscape, and that here are only one and two story structures on Swinton which is less than allowed. Mr. Zacks asked Mr. Pape about the status of the project in Planning and Zoning (P&Z). Mr. Pape said it was resubmitted on March 28th and is in typing for comments. It is scheduled to go to the Historic Preservation Board (HPB) on May 8th, to P&Z the following week for conditional use consideration on the Residential-type Inn, and that it will be going back to WARC. Mr. Zacks felt it is premature for the CRA to give any consensus until other boards have weighed in.

Mr. Cox reminded the public this Board does not vote but rather gives comments and a consensus of opinion. Mr. Bernadel stated that no one project can satisfy the aspirations of all people – there will always be different opinions. He said he sees a lot of good in the project and feels it is going in the right direction. He pointed out that jobs provided by the project will have a positive impact for the community, and that to bridge the Swinton dividing line between East and West Atlantic is long overdue so he would like to see it move forward. He encouraged Mr. Michael to seek consensus among the various community entities. Mr. Straghn stated he thinks it is too much for the area, that it needs to be more modest. He thinks traffic will be impacted negatively, and that in moving historic buildings he said you have to look at the character of the district and he does not think it preserves that. Mr. Stevens wants to hear what the HPB and P&Z have to say regarding the project. Ms. Balestriere asked about a local hiring initiative. Mr. Michael stated they are working with WARC on a Community Benefits Agreement (CBA) and will be hiring contractors and subs from the community as well as local hiring on the permanent jobs. He noted he understands the concerns about Swinton Avenue and that he works closely with the Department of the Interior regarding the historic preservation and adaptive re-use.

Mr. Cox commented that this project is unique not only in the historic aspect but that it is right on Swinton, the historic dividing line between the east and west – with the east being over-developed and the west being under-developed. He felt there still needs to be some tweaking to assuage some stakeholders and the other Boards. He felt the branding initiative in The Set speaks of a seamless downtown and that this is close but needs more modification.

B. Osteria Bossi (44 E. Atlantic Avenue) - In-Lieu Parking Fee Request

City staff stated that the item will be scheduled for the next Parking Management Advisory Board meeting. Mr. Zacks made a motion to postpone the item which was seconded by Mr. Straghn and passed unanimously.

C. Gunther Volvo (2201 N. Federal Highway) - Class IV Site Plan Modification

Project Planner Amy Alvarez introduced the applicant, Matthew Scott, Attorney for the applicant. Mr. Scott gave a presentation on the specifics of the Site Plan Modification requested for Gunther Volvo, 110 SE 6th Street. He noted this is an existing car dealership that wants to construct a new parking garage and showroom/service building. He reported there are currently 35 employees and that will more than double with the new facilities.

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

Mr. Zacks asked about the change in size. Mr. Scott said the big difference in sizing relates to the parking garage in the back. He said the front setback is more or less the same but the appearance will change. Ms. Alvarez stated the use area under air is about tripling from 12,000 s.f. to 35,000 s.f. Ms. Balestriere asked if the parking garage backs up to residential. Mr. Scott responded yes, the other side is the Town of Gulfstream. He stated the required set back is 10' and the applicant is providing a 60' to 80' setback and an eight foot wall. He also discussed the planned lighting. Ms. Balestriere asked about security issues and he responded Gunther hires City of Delray Beach police for 24-hour security. Mr. Stevens asked if they had reached out to the residents of Gulfstream. Mr. Scott said he met with some residents and the Mayor three different times and they continue to work with them. Ms. Alvarez said it is scheduled to go before SPRAB on April 26th. Mr. Zacks was glad to see investment in North Federal Highway and was supportive. The consensus was supportive with some concerns.

Mr. Stillings requested clarification whether the Board wanted Swinton Commons to be re-presented to the Board. Many Board members wanted them to come back after there was more feedback. Mr. Zacks made a motion to have Hudson Holdings bring the Swinton Commons plans back after receiving further feedback from the other Advisory Boards. Ms. Balestriere seconded the motion. Mr. Stillings noted that it will have gone through the approval process after the last Advisory Board hears it. The motion passed 4-2 with Mr. Bernadel and Mr. Cox dissenting and Mr. Rose abstained.

D. 324 Lofts (324 NE 3rd Avenue) - Class V Site Plan

Mr. Zacks made a motion to table the item at the request of the applicant. Ms. Balestriere seconded the motion which passed unanimously.

7. Reports/Presentations

A. Presentation - Delray Beach Open Tennis Tournament Sponsorship

John Butler, Executive Director of the Delray Beach Open, gave a brief presentation. He noted that the City of Delray Beach appears on the ATP Calendar surrounded by other great cities worldwide like Rome, Shanghai, Tokyo, etc. Mark Baron, Tournament Director, presented a gift of a beautiful blown glass bowl to the CRA for their sponsorship of the Delray Beach Open. Mr. George Linley, Palm Beach County Sports Commission thanked the Board for the support of the Tennis Tournament and other sports events. He stated that the CRA's support has helped to transform Delray Beach into an elite sports destination.

B. Landscape Maintenance Monthly Report

Assistant Director Thuy Shutt presented the item, and Missie Barletto, Assistant Director of Environmental Services, gave a progress update. She noted the 'before and after' photographs of plantings provided per the Board's request and gave an overview of the landscaping progress. Mr. Zacks commented that he appreciates the update and that he is glad to see that work is moving forward even with the transition.

The Board Chair asked for public comments.

Evelyn Dobson, 130 NW 3rd Avenue, said she is glad SW 2nd Street is a priority and wanted to know if it will extend to SW 14th Avenue. She noted the need for landscaping maintenance on SW 14th Avenue which the Community Land Trust is currently attempting to maintain to some degree.

Ms. Shutt noted that project is not listed in the ILA for Landscape Maintenance but that perhaps Ms. Barletto could look into that. Ms. Barletto said that while SW 14th Avenue is not on the schedule, now that it has been brought to her attention she will look into it. She noted that after MLK Jr. Drive is completed work will begin on S. Swinton Avenue and some of the areas on N. Swinton as well. Mr. Zacks asked if she knew how long before Environmental Services will be in charge of all the contracts. She said she is not sure but that some contracts (Federal Highway and W. Atlantic Avenue) are coming up for renewal and right now the budgets still live in the Parks Department. Ms. Shutt suggested that since SW 2nd Street has similar plantings as MLK Jr. Drive that could be included in the next phase along with SW 12th Avenue. Mr. Straghn commented that he just does not understand why transition takes so long and is beginning to think the transition is an excuse since this project was budgeted back in October. In the future he would like a definite timeline.

8. Consent Agenda

- A. Monthly Marketing Report, March, 2017**
- B. Economic Development Monthly Update, March, 2017**
- C. Clean & Safe Report, January & February, 2017**
- D. CRA Monthly Progress Report, March, 2017**
- E. Monthly Financial Report, February, 2017**

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

9. Old Business – None

10. New Business

A. Presentation - FY 2015-16 Annual Audit

Finance and Operations Director Lori Hayward introduced the item. Mr. Mark Veil of Caler, Donten, Levine, Cohen, Porter & Veil, PA. He gave an overview of the Fiscal Year 2015-16 Audit, noting that the CRA received the highest statement of opinion that independent auditors can give. He pointed out some of the highlights of the Audit and reviewed the Financial Statements along with the Compliance Reports. He reported there are no compliance issues.

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

Mr. Zacks congratulated staff on a good audit. Mr. Rose made a motion to receive and file the CRA's 2015-16 Audit which was seconded by Mr. Straghn and passed unanimously.

B. General Fund Carry Forward Report - FY 2013-2014 to FY 2014-2015

Ms. Hayward presented the item. She reported a Carry Forward of \$5,801,200 which will be included in the next budget amendment, and reviewed how those funds will be allocated for FY 2017-18.

Mr. Rose made a motion to approve the General Fund Carry Forward Report for FY 2015-16. The motion was seconded by Mr. Bernadel and passed unanimously.

C. Resolution No. 2017-06 – Purchase & Sale Agreement for 36 SW 6th Avenue (Shuler)

West Atlantic Redevelopment Director Kristyn Cox presented the item. She reviewed the background on the request and stated that the Seller has requested that the CRA absorb the Seller's typical closing costs and give a short term (three months) zero-rate lease post-closing to allow time for relocation. If the Board approves, staff would issue an addendum to the SW 600 Block RFP which has been issued to include this property.

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

Mr. Stevens asked whether there was an issue of need that the CRA agreed to pay the closing costs. Ms. Cox noted it was part of negotiations and that the seller has a contingency contract for relocation and will be paying those closing costs so is unable to absorb two sets of closing costs. Mr. Stevens noted that justification of the 'need' for the CRA to pay the closing costs is not strong enough in his opinion. There was discussion regarding the payment of sellers' closing costs and how it may set a precedent for future acquisitions. Mr. Rose asked about insurance on the property once purchased to protect the CRA. Ms. Cox stated that the CRA insures all properties upon taking ownership. Mr. Zacks noted this is a high priority parcel for the CRA.

Mr. Zacks made a motion to approve Resolution No. 2017-05 for the Agreement for Purchase and Sale of 36 SW 6th Avenue, with a purchase price of \$377,000.00. The motion was seconded by Mr. Rose and passed 6-1 with Mr. Stevens dissenting. Mr. Zacks made a motion to approve Exhibit "C" Residential Lease Agreement to be executed by the CRA Chair and Seller at closing for the property located at 36 SW 6th Avenue. Ms. Balestriere seconded the motion which passed unanimously.

D. CRA Property Activation Update - 606 & 700 West Atlantic Avenue

Project Manager Kevin Matthews presented the item. He gave the background on the space at 606 W. Atlantic Avenue, and noted that to date the only written documentation of interest for this property received by the CRA has been from Dr. Barbara Shuler. He also gave an overview of the bays in the building at 700 West Atlantic Avenue. The CRA has received a Letter of Intent from Hatcher Construction to lease three bays in the building for a reduced rate in return for handling the buildout of the interior space at their own expense. Staff is seeking further direction.

The Board Chair asked for public comments.

Chuck Ridley, 210 NW 2nd Avenue, reported as Chair of the WARC Board that the recommendation from WARC was to support the request from Hatcher Construction, to invest in the buildout of the three remaining bays and to approve the leasing of space at 606 W. Atlantic Avenue to Dr. Shuler. He provided the Board's rationale which included the need for The Set to have small businesses as well as jobs for the residents.

Ms. Balestriere asked about the improvement costs for the bays. Mr. Matthews stated it would be about \$30,000 per bay to get them tenant ready. Ms. Balestriere asked about the economic impact

if the CRA were to rehabilitate the bays. Economic Development Director Joan Goodrich reviewed the estimated costs, with the exterior being about \$25,380 each and the interior of the two bays would cost about \$28,000 each to be habitable. The third bay is outfitted as a restaurant and the interior is in good shape. She reported that at the rate of about \$21 per square foot, which is the rate for existing tenants, each bay would generate about \$15,000 annually which would result in a positive net impact for the Agency over the next three years. She stated that she estimates about ten new jobs plus any jobs Hatcher Construction would add. Mr. Zacks noted it is revenue neutral and is short term so he felt it should be done. Mr. Rose was very skeptical that anyone will want to occupy the spaces just for a couple of years. Ms. Goodrich noted her department has some initial prospects because they are small businesses starting out and would be greatly assisted by an affordable lease arrangement for a few years. She specified there is a fashion designer, three different restaurants, some retail and a hair salon interested, all of whom feel it would be a way to build their business and customer presence without having an initial capital investment. Ms. Goodrich stated that activating the spaces will move the economic goals of the CRA forward.

Economic Development Manager Elizabeth Burrows commented that the interest expressed to date in the West Atlantic Avenue spaces was unsolicited.

Mr. Zacks made a motion to authorize staff to negotiate with Hatcher Construction & Development, Inc. to occupy/lease Bays #710, #712, and #714 W. Atlantic Avenue as a single lease, and advertise for lease. Ms. Balestriere seconded the motion which passed 6-1 with Mr. Bernadel abstaining. Mr. Zacks made a motion to authorize staff to negotiate with Dr. Shuler to occupy/lease the 606 W. Atlantic Avenue building, and advertise for lease. Ms. Balestriere seconded the motion which passed 6-1 with Mr. Bernadel abstaining. Mr. Zacks made a motion to authorize staff to advertise for lease Bay #706 W. Atlantic Avenue for restaurant use. Ms. Balestriere seconded the motion which passed unanimously. Mr. Zacks made a motion to authorize staff to advertise Bay #700 and #708 W. Atlantic Avenue for retail or office use. Mr. Rose seconded the motion which passed unanimously.

E. RFP – SW 700 & 800 Blocks - West Atlantic Avenue

Ms. Shutt presented the item. She reviewed some components of the draft RFP which include the desired uses based on community input as well as specifies that any residential component proposed must include workforce housing units. She stated that the WARC Board of Directors has reviewed the draft and made their comments in a letter which was distributed to the Board.

The Board Chair asked for public comments.

Tim Hernandez, New Urban Communities, Jones New Urban LLC, 398 NE 6th Avenue, commented that the CRA chose to issue the RFP for the 600 Block separately from the 700 and 800 Blocks, and he felt there should be some provision to allow for one comprehensive submission for all three blocks. He said it would help from a planning perspective to be able to make a much more cohesive plan with all three blocks in mind. Additionally he said that the smaller the area one has to work with the more difficult a mixed use project becomes. He suggested considering amending the previous RFP or altering this one to allow a developer to submit a proposal for all three blocks. Chuck Ridley, 210 NW 2nd Avenue, Chair of the WARC Board, commented that staff did a good job

with the RFP but asked the Board to postpone making a decision for 30-60 days to allow for further discussion. He felt it is critical to get it right, and that it could be further enhanced.

Angie Gray, business owner and realtor, requested the Board consider doing 30% workforce and affordable housing rather than 20%. She wants to make sure that kids are able to afford to move back to Delray Beach to live when they get out of college.

William Hatcher, 33 NE 23rd Street, suggested that via the point system, the CRA should reward rather than penalize a developer for using a local contractor and that will show where their heart is for the community. He also referenced the "teaming" concept for a developer.

Wesley Shuler, 618 NW 2nd Street, agreed with Mr. Hatcher and spoke to the need to have an agreement to benefit local construction oriented businesses.

Ms. Balestriere said it sounds like it might be a good idea to take some more time to assure the community gets what is best for them. She thought perhaps consideration should be given to including more property in this RFP. She also felt that it would be good to hear some of the creative options contractors might have to assure involving more local talent into the project. Mr. Zacks noted that the draft RFP incorporates a lot of what was in the Community Benefits Agreement. He stated that in a month or so more would be known about response to the 600 Block RFP so he saw no need to rush this and suggested it be postponed. Mr. Tolces said by the end of May more should be known on the 600 Block RFP. Mr. Straghn asked if there was any reason a developer could not submit a proposal for all three blocks (600, 700 and 800 Blocks). Mr. Tolces stated the developer would have to submit two separate proposals.

Mr. Stevens saw no need to wait and thinks this RFP should move forward. Mr. Zacks clarified that his thinking is that by the end of May if there has been no response on the 600 Block RFP then an RFP could go out which includes all three blocks. Mr. Cox applauded WARC's leadership and remarked that WARC is the 'social conscience' for The Set and has enabled the CRA to have a better quality of information from the community. Mr. Zacks made a motion to continue discussion of this item until the May 25th CRA Board Meeting at which time staff will bring back a draft RFP. Ms. Balestriere seconded the motion which passed 5-2 with Mr. Stevens and Mr. Rose dissenting.

Ms. Balestriere excused herself from the meeting at 9:05.

F. RFQ – Architectural Services - Affordable Housing Design

Ms. Shutt presented the item. She reviewed the scope of the RFQ and noted these designs in the future can be used for other scattered sites if needed. She noted that the nine Andella Properties will close April 24th, and with Board approval those lots could be added into this RFQ so those units would already have designs and not require another RFQ. If approved, any reference to Carver Square will be edited to include the Andella properties as well.

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

Mr. Zacks made a motion to authorize the issuance of the Request for Qualifications for Architectural Services for the Carver Square Affordable Single-family Housing Development and to include the SW 6th and 7th Avenue Andella properties. Mr. Bernadel seconded the motion which passed unanimously.

G. Second Amendment to City-CRA ILA- Construction & Professional Services FY 15-16

Ms. Shutt presented the item. She reviewed the background and stated the City has requested assistance with funding the repair of the Old School Square Fieldhouse air conditioning unit which is in such disrepair it could fail at any time.

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

Mr. Rose made a motion to approve the Second Amendment to the Interlocal Agreement with the City of Delray Beach for funding of Construction/Professional Services for Fiscal Year 2016-17. The motion was seconded by Mr. Straghn and passed unanimously.

11. Other Business

A. Comments by Commissioners

Mr. Bernadel noted that he was absent from the discussion on Item 10D on the Shuler property due to a conflict and has executed the appropriate forms.

Mr. Stevens urged the Board to consider a policy regarding payment of closing costs on property purchases by the CRA.

Mr. Rose reported he reviewed the Evaluations for the Executive Director, and will be meeting with him next Tuesday to discuss them so anyone who has not submitted their evaluation please do so. Mr. Cox thanked staff for the Annual Report, particularly the cover with art from The Set. He noted work on The Set Redevelopment Plan is moving forward which may trigger some changes needed to the CRA Plan so an amendment may be necessary.

B. Comments by Board Attorney

Attorney Tolces updated the Board on the Senate and House Bills regarding CRAs. He reported they are going through committee and that some of the objectionable language regarding bonds has been taken out and he will continue to update. He also reported iPic is moving forward and the purchaser has selected April 28th as a closing date. It is very detail oriented with a lot of moving parts but the CRA is prepared for closing.

C. Comments by Assistant Executive Director

Ms. Shutt advised the Board about decorative lighting on Atlantic Avenue needing repair and replacement for approximately \$183,000. She noted if the City requests funding from the CRA, it can be accommodated through a budget amendment as part of the Clean and Safe Program without impacting other priority projects. She also updated the Board regarding SE 2nd Street beautification.

D. Comments by Staff

Communications and PR Coordinator Renee Roberts passed out a FAQ handout brochure with CRA accomplishments that can be updated periodically and which can be used as an information piece in lieu of the larger Annual Report. Mr. Cox asked if they were being sent out to residents. Ms. Roberts said it will be available at all the parks and government buildings. Mr. Cox asked staff

to look into the cost of sending out the Annual report to Delray Beach residents. Board consensus was in agreement to research the cost of a mailing of the Annual Report and or the FAQ brochure.

12. Adjournment

There being no further business the meeting was adjourned at 9:26 pm.

Jeff Costello, Executive Director

Reginald A. Cox, Board Chair