



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 27, 2017, 5:30 p.m.
Commission Chambers at City Hall
Delray Beach, FL 33444

STAFF PRESENT:

Jeff Costello	Kevin Matthews	Susan Shaw	Candi Jefferson
Lori Hayward	Renee Roberts	David Tolces	Amy Alvarez
Joan Goodrich	Kristyn Cox	Krista Walker	Missie Barletto
Elizabeth Burrows	D. J. Lee	Neil De Jesus	

OTHERS PRESENT:

Jane Smith	Maria Powers	Jason Mankoff	Kevin Hadley
Marjorie Waldo	Madalyn Freund	York Freund	George Brewer
Penny Butler	Ethan Dangerwing	Jeanne Remy	Andrea Hutchinson
Samir Ammari	Jessica Salokar	Chuck Halberg	Ronnie Dunayer
Valarie Beck	Brent Schillinger	Lynn Ferguson	Shirley Johnson
Jim Chard			

1. Call to Order

First Vice Chair Cathy Balestriere called the meeting to order at 5:33 pm.

2. Roll Call

Present: Cathy Balestriere, Herman Stevens, Daniel Rose, Dedrick Straghn

Absent: Reggie Cox, Joe Bernadel, Paul Zacks

3. Approval of Agenda

CRA Attorney David Tolces requested the Board consider amending the Agenda to include an Item 9B which would be for Board consideration of a Resolution to authorize the execution of documents related to the iPic closing. Mr. Straghn made a motion to approve the Agenda as amended. The motion was seconded by Mr. Stevens and passed unanimously.

4. Approval of the Minutes

A. Minutes of Goal Setting Workshop March 28th

Mr. Rose made a motion to approve the Minutes of the Goal Setting Working of March 28th which was seconded by Mr. Straghn and passed unanimously.

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

AK

6. P&Z

A. In Lieu Request for 44 East Atlantic Avenue, Osteria Bossi

Senior Planner Amy Alvarez stated the applicant would present the item. Attorney Michael Weiner presented the item for the building he and his wife own at 44 East Atlantic Avenue. He provided background on the property and reviewed the restoration plans for the building. The required parking for the existing uses is 39 spaces, and the proposed single-tenant restaurant requires a total of 106 parking spaces. With the credit for 39 spaces and the provision of one space, there would be 66 more parking spaces required. The applicant is requesting to utilize the in lieu of parking for all 66 spaces. He noted that all employees will be required to park in the public parking garage and presented his case that there are adequate parking options available.

The Board Chair asked for public comments

Jason Mankoff, on behalf of Ocean City Place LLC owner of Royal Atlantic Residential Condos, stated this location is the funnel of where the downtown congestion starts. Osteria Bossi will be a destination restaurant and will bring additional trips not just capture those already in town. He said the Comp Plan is not met and that the CRA Plan even says the biggest problem downtown is parking. He said while there is no limit on the amount of in lieu spots one can apply for, they are not automatically granted. He also noted that restaurateurs are already complaining there is not enough parking for their patrons or their employees and does not think the petition should be supported.

Mr. Weiner cited from the Master Plan Study that "as the entertainment cluster it is appropriate that restaurants and nightclubs be directed to this portion of downtown" and to not allow this petition would basically be declaring a moratorium on restaurants in the downtown.

Mr. Stevens asked to hear from Planning and Zoning staff. Ms. Alvarez stated the LDR's require there must be a finding of adequate public parking options available to grant in lieu parking requests. She said that as proposed, staff does not see where the request meets the findings but that perhaps a lower amount could be supported. She stated that the Parking Management Advisory Board (PMAB) recommended denial of the request and the Downtown Development Authority (DDA) recommended approval. Mr. Costello said he believed the PMAB would not support 66 in lieu spaces but found that up to 42 would be adequate so there may be some middle ground. He reiterated that the Chief Parking Administrator found 42 to be adequate so that perhaps other sharing methods could be used to make up the difference. The Board consensus was that it is a good project but many concerns about adequate parking. The Board would be supportive with the 42 number cited by the Parking Administrator.

B Class V Site Plan – 324 NE 3rd Avenue – 324 Lofts.

Amy Alvarez noted the applicant is present. George Brewer, Architect, presented the item which will be an infill project for Third Avenue with the ground floor as a restaurant, second floor a yoga studio, third floor professional office and the fourth floor will be an artist's studio. Mr. Rose asked how many parking spaces would be allocated. Mr. Brewer responded that there are two parking spaces on site and arrangements have been made with the property owner who also owns

Bedners and another property across the street (old Seacrest Water Softening facility) for an off-site parking lease agreement for the additional parking. He noted there would be valet service.

The Chair asked for public comments. There were none.

Mr. Rose commented he feels it is just too large a project for that area and it should be scaled down. Mr. Stevens agreed that the parking does not seem sufficient to service a 14,618 s.f. 4-story building with multiple uses. Executive Director Jeff Costello noted that due to the width of the property being less than 65 feet, the LDRs do not require much parking and so it would be code compliant. He added that the CRA also owns a nearby parking lot which is available to the public at this point. Board consensus was agreeable since it is within the code but there were concerns noted with the amount of parking.

7. Consent Agenda

A. Temporary Use Agreement – Blocks 8 and 20 Alley Improvement Project – Construction Staging

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

8. Reports/Presentations

A. Creative City Collaborative Business Plan Presentation

Marjorie Waldo, President & CEO of the Arts Garage, noted that she has been with the Arts Garage for six months and what she is most proud of is who is inside of the Arts Garage. She introduced her staff, the Board members in attendance, and some representatives of the 200+ Guild members. She reported the Board will be having an all-day strategic planning session in May. Much work has been done to streamline costs and operations such as clarification of all roles and responsibilities, more transparency with all stakeholders and patrons, significant reduction of the expenses, and improved accountability. She said there is now a Development Campaign called a "Band of Angels" and angel wings are earned by a \$10,000 donation. She reported that to date there are four angels and two more are close to getting their wings. She reviewed upcoming shows and events.

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

Mr. Rose said this is what the Board has wanted to see and congratulated Ms. Waldo on the accomplishments. Ms. Balestriere also commented that Ms. Waldo has done a great job in reducing overhead and is putting out some quality programming.

9. Old Business

A. Update – CRA Board Goal Setting Workshop Follow-Up

Mr. Straghn made a motion to table this item until after the City Commission has held their Goal Setting Workshop. Mr. Rose seconded the motion which passed unanimously.

B. Resolution for Delray Beach Holdings LLC (iPic) Closing Documentation

Mr. Tolces apprised the Board that the Attorneys are preparing to close on the iPic project. He

stated the Purchaser's Title Company requires a Resolution from the Board for the preparation and execution of the closing documents. In order to close, he asked for the Board to make a motion to authorize the preparation and approve a Resolution to authorize the Chair or Vice Chair to execute the Deed and other documents of conveyance with respect to the iPic transaction. Mr. Straghn made the motion which was seconded by Mr. Rose.

The Chair asked for public comment. There was none.

The motion was voted on and passed unanimously. Mr. Tolces said he will draft the Resolution.

10. New Business

A. CRA Naming and Recognition Policy

Mr. Costello presented the item. In the past, the CRA has had no policy and has followed the City's policy. After consulting with the attorneys it was deemed appropriate that the CRA adopt a formal policy. Mr. Costello reported that the policies of other cities such as Hollywood, Miami Beach, Pembroke Pines, and Fort Lauderdale were researched, and he reviewed the specifics of the draft policy requirements.

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

Mr. Straghn said that recently the City Commission addressed the request of Dr. Barbara Shuler for renaming SW 6th Avenue to Lamar James Shuler Avenue. He expressed his disappointment with some of the comments at the City Commission meeting which made it sound as though the CRA had approved the renaming of SW 6th Avenue which was not the case. He clarified that the CRA Board just voted to support the petition filed by Dr. Shuler based on his many contributions to the community. He appreciated acting City Manager De Jesus attempting to make that clarification at the City Commission Meeting. He did note he would like to offer one change to the proposed policy. On the first page, (A), the third sentence states "that individual shall be deceased at the time of the request", and he would like to see that deleted. Following some further discussion, Mr. Rose made a motion to approve the CRA Naming and Recognition Policy with the deletion of the requirement that the individual be deceased. Mr. Straghn seconded the motion which passed unanimously.

B. Arts Warehouse Update

Mr. Costello presented the draft of the CRA Arts Warehouse Budget. He reported that staff is finalizing the interviews for the Arts Warehouse Manager and has some excellent candidates. He reviewed the preliminary draft Budget which reflects a CRA contribution in the amount of \$155,000. He noted that revenue was conservatively estimated so it could be higher and actual expenses may be lower which would result in a lower CRA contribution. It includes personnel costs for 2.5 employees.

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

Mr. Rose made a motion to accept and file the Arts Warehouse Budget which was seconded by Mr. Straghn and passed unanimously.

C. Annual Evaluation – Executive Director

Mr. Straghn made a motion to table the item until the next meeting when there is a full Board present for the evaluation. Mr. Stevens seconded the motion which passed unanimously.

11. Other Business

A. Comments by Commissioners – None

B. Comments by Board Attorney

Mr. Tolces commented that he is cautiously optimistic that iPic will close within the next week.


C. Comments by Executive Director

Mr. Costello reported he will be sending out a memo to give the status of various projects which will show how many projects the CRA is currently working on. He noted there are a lot of projects in the works with many moving parts and he thanked staff for their continuing good work. He also noted that staff is getting quotes on the Workload Analysis, the need for which resulted from the Staff Assessment.

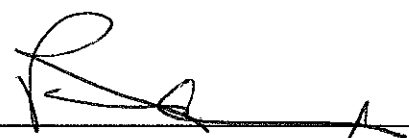
D. Comments by Staff – None

12. Adjournment

There being no further business the meeting was adjourned at 6:40.



Jeff Costello, Executive Director



Reginald A. Cox, Board Chair