



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 BOARD WORKSHOP MINUTES
Thursday, December 14, 2017 5:00 p.m.
City Hall – Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Jeff Costello	Rene Roberts	Krista Walker	Susan Shaw
Kristyn Cox	D J Lee	Elizabeth Burrows	Rene Roberts
Lori Hayward	Mark Lauzier	Jill Brown	Grace Gdaneic
Joan Goodrich	Scott Pape		

OTHERS PRESENT:

Ari Whiteman	Evelyn Dobson	Joycelyn Patrick	Charlene Farrington
Patricia Ramudo	Vivian Brooks	Herman Stevens	Jim Chard
Dorothy Ellington	Rhonda Turner	Chuck Ridley	Alexius Burns
Peter Perri	Vivian Brooks	Lauren Zuchman	Craig Vanderlaan
Yvonne Odum	Marjorie Waldo	Pame Williams	Joycelyn Patrick
Bankim Kalra			

1. Call to Order

Chair Gray called the meeting to order at 5:05 pm.

2. Roll Call

Present: Annette Gray, Cathy Balestriere, Dedrick Straghn, Daniel Rose, Reggie Cox, Morris Carstarphen, Sandy Zeller

Absent: None

3. Approval of Agenda

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

4. Discussion – The Set Transformation Plan (TSTP)

West Atlantic Redevelopment Director Kristyn Cox introduced the item. She reviewed some of the background leading up to this Final Draft of TSTP, and pointed out ten letters of support which were received today for TSTP which were put at each Board members seat. Vivian Brooks then began the presentation of TSTP, reviewing all the various partners and reporting on the community meetings which garnered a lot of community input. She said the TSTP contains strategies to bring The Set up to par with the rest of the City. She said TSTP has some big plans and will take a lot of collaborative effort. She noted much funding will be needed from many

sources other than the CRA and the City. She pointed out it is a long range, community driven plan building on the unique history of The Set and could be used as a marketing tool.

Ms. Brooks gave a slide presentation with an overview including The Set History and the Vision. She reviewed the six Guiding Principles of Community Capacity Building, Civic Stewardship, Community Wealth Building, Healthy Community, Placemaking and Strategic Investments. One key aspect of The Plan will be Job Creation and Entrepreneurship, with a need to expand opportunities and develop strategies to grow local business and employment. She reviewed the need for financial viability through grant stacking for both the short and long term projects. There will be a need for diversified funding sources including philanthropic support from Foundations & Corporations along with Public-Private Partnerships (P-3's). Her presentation included review of the Proposed and Completed Streetscape Improvements as well as the Neighborhood Projects, and the proposed Urban Design Plan. She discussed the need to connect The Set and upgrade the streetscapes so they are more pedestrian friendly. She noted that the Urban Design Plan suggestions in TSTP create a fabulous resource for not only The Set but also for the entire City. She stated that one of the Catalyst Projects will be the Village Center Community Campus, which could include continuing adult education, an athletic practice field, Neighborhood Resource Center, Workforce and Entrepreneurial Development Center, Indoor Theater and Skate Park along with Wellness and Medical Facilities. She also identified some of the other Catalyst Projects. In concluding, she went over the need for Phased Implementation of The Set Strategies and cited the need for periodic Plan Evaluations.

Mr. Cox thanked the consultants for a wonderful job. He said TSTP is an update of The Legacy Plans which has been a twenty five year process. He said that staff members change as do Boards and Commissioners, and as a result it is up to the community to see the recommendations are fulfilled. He noted the Coalition is the key along with the City, CRA and community. Mr. Rose had concerns with WARC's adherence to Sunshine Laws and financial transparency. He also had concerns with the Community Benefit Agreements. He said there need to be checks and balances and that parts of TSTP should go out to bid. Ms. Balestriere stated the CRA has come to a good solid relationship with WARC and she would recommend counsel be allowed to work with WARC on a partnership agreement.

Mr. Straghn said he felt all the issues can be worked out. He said he was impressed by the work put into the Plan, and the fact that WARC has kept the Plan going over the years. He said he does not have any concerns with TSTP as it is. Ms. Balestriere said she supports a community driven Plan, and thinks TSTP has good principles and guidelines. She said, however, that she does not know what some of the target things are in this Plan for the Urban Design pattern that differ from the old Plan that could help with drafting the RFP. Bankim Kalra, IBI Group, stated this final draft of TSTP is a much more detailed design with the streetscape, as well as has a more detailed concept of with the Village Center Community Campus. He also said the redevelopment of the CRA properties which have been recently acquired as being ready with the first level of analysis so that a developer could be sought. Mr. Costello said the patterns shown in the Plan do not deviate significantly from what the previous Plans envisioned but there are some updates. He added that the community needs have not changed but have been reaffirmed. Ms. Brooks said there are some LDR changes being recommended within the Implementation Phase such as the depth which is now limiting in certain blocks. Ms. Balestriere recommended that she would like to see a satellite university included within the Plan.

Mr. Carstarphen said the community and consultants have done a good job. He said he concurs with other commissioners that there needs to be good oversight. Mr. Zeller said he is very impressed with TSTP and that it provides a good roadmap for the City and CRA going forward. He said his primary concerns are over governance, especially since the State expects to adopt

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impressed with TSTP and that it provides a good roadmap for the City and CRA going forward. He said his primary concerns are over governance, especially since the State expects to adopt some legislation which will provide more scrutiny of CRA's. He said there is nothing in the Plan that indicates how this is going to operate with the partners listed, how it is going to operate as a community management team, who appoints the team members, etc. as well as concern with the bidding process which has not been articulated in TSTP. He recommended getting an opinion letter from counsel assuring that the governance established in TSTP is proper because in the back portion of Section 5 of the Implementation Phase it requires the CRA to do certain things which he is not sure can be mandated. He wants to make sure all bases have been covered, particularly regarding the governance, before recommending the City's approval of TSTP.

Ms. Gray said she reviewed the Plan and spoke about her concerns. She stated she found the demographics to be inconsistent, with figures being used anywhere from 2013 to 2015. She said if 2015 is the most recently available statistics, then use that throughout the Plan. Additionally, she felt the population breakdown was inconsistent, i.e. there is a large Haitian community in The Set that is not accounted for, nor have language barriers been addressed or the undocumented population. She noted she saw no voice for the millennial population in TSTP, and was disappointed in some of the timelines and who is going to do what. She felt it was more of a Needs Analysis not a Strategic Plan that guides how to actually produce what is wanted. She said this Plan has an opportunity to outline who can do what within their boundaries.

Ms. Gray noted that when TSTP is adopted it becomes a legal document and therefore some of the terminology currently used in the Plan like 'tribe' cannot be used. She also stated that WARC is not an Advisory Group to the CRA, and that if they want to become one WARC would need to petition the City Commission, their Board would need to be appointed by the Commission and they would need to operate like all the other Advisory Boards. Currently, she said WARC is an Architectural Review Community Group to the CRA. She commented that there is much subjective language (like WARC has earned the right to do the management of this Plan) that needs to be removed. She affirmed that WARC has done an amazing job with community engagement, advocacy, being the community voice, galvanizing the community, but at the end of the day the track record for implementation of tangible services is not there. She felt that the names of all organizations should be removed, and that even the word 'partner' has some legal definitions that would have to be hashed out before putting it in what will be a legal document. She said organizations such as FAU, Palm Beach College, etc. have not been contacted nor made any legal commitments to participate so they cannot be named. She noted that WARC's legal structure would need to be changed at the City Commission level if they are going to have the right to provide services. She stated her notes will be available if needed.

Mr. Carstarphen stated he has some corrections as well which he will give to the Executive Director. Mr. Costello stated staff is aware of some of the corrections to be made including grammatical. He said he will defer to counsel on the legal structure, but noted that certain organizations have been identified in other City Plans. Ms. Gray said the nuance in this case is the performing of tangible services. She said language such as vendors or strategic partners can be used and when the time for implementation comes then the CRA can use its legal processes to identify who will provide certain services. Mr. Cox pointed out that this TSTP is conceptual and the details are intended to be worked out in the Implementation Phase. Mr. Straghn stated that he is not aware of whether all of what Ms. Gray stated regarding legal concerns is accurate and would like to hear from counsel.

Mr. Tolces said that as a government entity, the CRA has certain legal requirements and it would depend upon the relationship established with any other entity as to what the legal parameters would be. For example, if an entity wants to receive funding the CRA has the A-GUIDE process or for certain other services there is the RFP process. He stated that if the TSTP is adopted by
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the City, then it would need to be determined if it legally binds the CRA. He said the CRA is making a recommendation to the City Commission not adopting the Plan. He added that this Plan will need to be consistent with the Community Redevelopment Plan, and if adopted by the City Commission, the CRA may need to amend its Redevelopment Plan to establish relationships, projects and programs. Those amendments would also have to be adopted by the City Commission.


Ms. Gray said in the interest of moving forward terms can be used such as strategic partners can be used in order to continue and any legal issues can be worked out while going forward. Mr. Zeller still wanted to know if the CRA would be legally bound to requirements such as outlined in Section 5 of Implementation. Mr. Tolces said until specific provisions are included in the Community Redevelopment Plan there would be no legal authority for the CRA to fund these specific aspects of the implementation, that there is another step to be taken. Ms. Brooks stated this is a community plan that is a guideline for the community of things to do and who to do it with. She said pieces and parts will be taken out as to what the CRA can statutorily do, and that there is a recommendation included in TSTP as to what the community should do if the state legislature adopts the pending bills regarding CRAs. Ms. Gray clarified that yes, it is a community plan and yes, it should be driven by the community and community partners, but the CRA does need to make sure the governance and legal structure is correct.

Adjournment

The Workshop was adjourned at 6:22 pm.



Jeff Costello, Executive Director



Annette Gray, Board Chair