



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, July 14, 5:30 p.m.
City Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Jeff Costello	Lori Hayward	Susan Shaw	David Tolces
Thuy Shutt	Yuberca Pena	Jennifer Bruce	Mauricio Lara
Elizabeth Burrows	Kevin Matthews	Anna Puszkina	

OTHERS PRESENT:

Victor Kirson	Matt Bloomfield	Bob Currie	Stephanie Immelman
Jane Smith	Mauricio Lara	Douglas Watt	Andrew Luchey
Mark Krall Esq.	John Flynn	Gerecia Edmond	Tom Fleming
William Hatcher	Dwight Stephenson	Devin Stephenson	Jeff Hatcher
Matthew West	Evelyn Dobson		

1. Call to Order

Chairman Cox called the meeting to order at 5:30 p.m.

2. Roll Call

Present: Reggie Cox, Joe Bernadel, Cathy Balestriere, Herman Stevens, Paul Zacks, Daniel Rose, Dedrick Straghn
Absent: None

3. Approval of Agenda

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

4. Approval of the Minutes

A. Minutes of June 23 Workshop

Mr. Zacks made a motion to approve the Minutes of the June 23rd Workshop. Mr. Rose seconded the motion which passed unanimously.

B. Minutes of June 23 Regular Meeting

Mr. Straghn made a motion to approve the Minutes of the June 23rd Regular Meeting. The motion was seconded by Mr. Zacks and passed unanimously.

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

6. P&Z

A. Class III Site Plan – Capital One – Rosebud George West One, LLC

Permit Clerk Specialist Jennifer Bruce presented the item involving the property at 326 East Atlantic Avenue (formerly the Green Owl) in the Central Business District. The petition is

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seeking approval to change the property use of 5,823 of the 7,925 total square feet from retail and restaurant to financial institution, with the remaining square footage (2,102 sf) remaining for retail with plans for a cafe. She reviewed the parking requirement and allotment of spaces.

Mr. Rose, as a member of the Parking Management Advisory Board (PMAB), informed the CRA Board of the PMAB's concerns with the parking situation and reported that PMAB was not supportive of the combined application (P&Z Items 6A and 6B). The Board Chair inquired if that assessment was accurate. Ms. Bruce stated that the Capital One petition has met the parking requirement so it is not at issue and that the Green Owl is a separate item. The Chairman turned the gavel over to Vice Chair Bernadel. Mr. Zacks commented that with the concerns related from the PMAB, he would like to hear item 6B prior to rendering his opinion. Mr. Matt Bloomfield with Rosebud George West One, LLC, addressed the Board, noting that Items 6A and 6B are two separate proposals and two separate applications with separate owners. Mr. Rose, speaking on behalf of the PMAB, asked if Rosebud George West One, LLC was related to both projects. Mr. Bloomfield stated that they are related but have different partners and different lenders, and are completely separate applications.

Mr. Cox returned and took back the gavel. Board consensus was supportive of the petition.

B. Class III Site Plan – The Green Owl Relocation – Rosebud George West One, LLC

Ms. Bruce presented the item which is the relocation of The Green Owl Restaurant to 11 SE 4th Avenue. The development proposal involves the conversion of use from office space to restaurant. Ms. Bruce reviewed the parking requirements, noting that the petition is still being reviewed by staff, and that it will be going before the Site Plan and Review Board on the 27th of this month.

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

Mr. Rose noted that PMAB was supportive of this item. Board consensus was supportive.

C. Amendment to LDR Regarding Urban Agriculture

Sustainability Officer Anna Puszkin presented the item, seeking comments on proposed amendments to the Land Development Regulations Section 4.3.3(d) Community Gardens. The proposal is to add a new section entitled Urban Agriculture and have Community Gardens removed as a permitted use and having them covered under Urban Agriculture. She gave an overview of the revisions.

Mr. Zacks noted his wife's involvement with the Community Gardens and will refrain from discussion on the item. The Board Chair asked for public comments. There were none.

Mr. Bernadel inquired about the paragraph concerning toxic materials and asked if the soil will be inspected and who will be in charge of that. Ms. Puszkin noted that there will be a section in the code requiring the soil to be tested for chemicals prior to starting a garden. She said the tests cost between \$50 and \$100 which should be affordable. Mr. Rose suggested perhaps some CRA vacant lots could be used as community gardens. Mr. Costello noted an RFP process would be required to lease CRA-owned properties. Mr. Cox asked about the WARC Sustainability Committee's concerns when the item was presented to them. Ms. Puszkin said there were a host of diverse comments on both sides of the issue, and that the feedback given is being flushed out while staff finds a common ground in all of the comments. She noted the City wants citizens to create their own management plans for their gardens and the City would only be involved if it becomes a safety or nuisance problem. She added that the revisions will be taken back to the various boards. Board consensus was supportive of the item.

7. Consent Agenda

A. Economic Development Monthly Update, June, 2016

B. CRA Monthly Financials, May, 2016

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

8. Old Business

A. Negotiations with Currie Sowards Aguila re: Old School Square Campus/Park Improvements

Mr. Costello presented the item and background information. He noted it was briefly discussed at the Joint Work Session on July 12th. He also stated that Old School Square (OSS) Executive Director Rob Steele will give a presentation at the Joint Work Session on August 25th at 4:30 p.m. which will provide the results of the community meetings and obtain directions. Staff is recommending suspending the negotiations until October 20th or until further direction from the City, whichever comes first.

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

Mr. Zacks commented that it is clear the City wants to hear the citizens' input, and made a motion to suspend negotiations with Currie Sowards Aguila Architects for the Old School Square Campus/Park Improvements until October 20, 2016, or until direction is provided by the City of Delray Beach, whichever comes first. The motion was seconded by Ms. Balestriere and passed 5-2 with Mr. Bernadel and Mr. Stevens dissenting.

9. New Business

A. Fifth Amendment with Equity Delray LLC (Uptown Atlantic) Agreement – Extend Termination Date

Mr. Rose recused himself from the discussion and vote due to a conflict of interest. Mr. Costello presented the Amendment. He gave the history of the item and reviewed the developer's request for an extension of the Termination Date to December 1, 2016, along with the addition of a provision regarding the demolition permit. The CRA's attorney did not feel any provision regarding the demolition permit would be necessary. Staff is recommending approving the extension of the Termination Date (section 1.17) to November 1st rather than December 1, 2016 to keep the process moving forward.

Mr. Mark Krall, representing the developer's attorney Mr. Listick, addressed the Board. He noted he spoke with Mr. Doody and they worked out the demolition permit issue. He stated that prior to closing the developer will not be the owner of the property so they cannot apply for a demolition permit. He said the applicant has applied for all permits but there have been delays with the permitting process. The architect on the project, Bob Currie, stated the applicant only got site plan approval on April 15th and there are nine different permit applications being reviewed by the City. He noted that while they are asking for December 1st Termination Date, they would like to begin as soon as the permits are granted.

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

Mr. Straghn asked Mr. Currie if November 1st was a realistic Termination Date. Mr. Currie responded it is out of the developer's control as it is contingent upon permit issuance by the City. He stated the December 1st date was selected to give some latitude since they don't know when permits will be received. Mr. Stevens stated he would concur with the December 1st extension date rather than have staff bring another amendment before the Board if the

November date cannot be met. Mr. Zacks was content with staff's recommendation and made a motion to approve the Fifth Amendment to the Agreement for Purchase and Sale with Equity Delray, LLC to modify Section 1.17 to extend the Termination Date to November 1, 2016. Ms. Balestriere seconded the motion. Mr. Bernadel felt December 1st was a reasonable date given the amount of good faith work already done by the developer. Mr. Tolces stated that the CRA Attorneys think from an operational standpoint November 1st is a reasonable date. Mr. Cox noted that the permit review process is out of the developer's control and given such things as the development agreement and the CBA which come into play, he feels the December 1st date is justified. Mr. Costello emphasized that once all permits are received, the developer needs to close within thirty (30) days and that within sixty (60) days prior to closing a financial commitment letter is needed. Mr. Currie confirmed the developer is aware of that. Mr. Zacks amended his motion to reflect December 1st as the Termination Date which was seconded by Ms. Balestriere. The motion passed 6-0 with Mr. Rose abstaining.

B. Appeal of Paint-Up & Signage Grant Termination – Andrew Luchey (107 & 109 SW 9th Ave; 126 & 128 SW 10th Ave; 130 & 132 SW 10th Ave.)

Mr. Straghn recused himself due to a possible conflict of interest. CRA Economic Development Manager Elizabeth Burrows presented the item, giving the background surrounding the grant application and the recommendation to deny the request to reinstate the grant. Notification of termination was sent to Mr. Luchey when it was learned the Landlord Permit Fees had not been paid by the March 31, 2016 deadline, as outlined in the conditions of the CRA Board's approval of the grant. Staff received confirmation from code enforcement staff that the fees remained unpaid as of June 8, 2016. Mr. Luchey is appealing the termination and has outlined his basis for reinstatement of the grant.

Mr. Luchey, 8517 State Drive in West Palm Beach, addressed the Board stating it has taken the City until recently to accept his payment. He outlined how he had attempted to pay the Landlord Fees online back in February but that there was a glitch in the City website which did not accept payment. After that, triple fees were assessed for late payment, but Mr. Luchey stated that because the error was due to the City's website and not a fault of his own, he wanted to have the triple fees waived. Mr. Luchey stated he was told by City staff not to pay the triple fees as he would not get reimbursed, so he did not pay the fees until the matter was cleared up. He stated he had a letter from the City acknowledging there was an error on their part.

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

Ms. Burrows addressed some of Mr. Luchey's statements, saying the documents included with the agenda item provided to the Board were the only ones in her receipt, and that at no point before his receipt of the termination notice did Mr. Luchey contact staff to inform them of the landlord permit fees being in dispute. She did confirm that the landlord permit issue was resolved on June 28th, but has not seen the email from the City acknowledging the error to which Mr. Luchey referred. Mr. Zacks commented he wanted to see the letter, and asked Ms. Burrows if it would have changed staff's recommendation had she received a copy of the referenced letter from the City. She stated she would still need more information and to confirm with code enforcement, permitting, finance and other City staff.

Mr. Cox asked if there had been any communication between Ms. Burrows and Mr. Luchey between March 31st when the grant was terminated by default and June 10th when Mr. Luchey requested a five-day extension of the grant. Ms. Burrows stated there was no communication from Mr. Luchey that there was any issue regarding Landlord Permits at all or she would have brought it to the Board. Mr. Cox asked the condition of the properties. Ms. Burrows stated that all of the properties have been painted and nearly all code violations have been addressed

except for one nuisance violation against 130/132 SW 10th Avenue. She also clarified that when this grant request was presented to the Board on February 11, 2016, the triple late fees were already in place as the deadline for Landlord Permit renewals was the end of January, yet nothing had been mentioned at that time. The first time she was made aware that Mr. Luchey was challenging the late fee was June 13th after the notice of termination had been sent to Mr. Luchey.

Mr. Bernadel remarked that if the Board were to reject Mr. Luchey's request to reinstate the grant, it would not be a punitive action but rather an issue of enforcing compliance to regulations and standards. Mr. Rose stated he agreed with staff's recommendation and was not comfortable with setting a precedent of disregarding compliance terms and conditions of approval. He also commented that the applicant was not present at the February meeting, and he does not see the effort from Mr. Luchey over the past months. Mr. Zacks said the timing concerns him, saying that basically eight months have gone by and the Board is just now hearing about this permit/triple fees issue. Ms. Balestriere also had concerns with setting a precedent by making an exception and that the burden to meet requirements and communicate issues is the applicant's responsibility. She can't support it given the amount of time it has taken Mr. Luchey to bring this matter to the CRA's attention. Mr. Stevens said that there was a real issue with the City's website he would not want to hold it against Mr. Luchey and that the Board owes it to the integrity of the system to verify the details. Mr. Stevens made a motion to table the item to give staff time to research and investigate whether or not Mr. Luchey was timely with his initial Paint Up and Signage application. Mr. Rose seconded the motion. Mr. Tolces indicated that a date was needed. The motion was amended to state the item will be tabled until August 25th. The motion passed 5-1, with Ms. Balestriere dissenting and Mr. Straghn abstaining.

C. Award of RFB – Arts Warehouse Construction

Assistant Director Thuy Shutt presented the item. She stated there were three respondents, West Construction Inc., Hatcher Construction & Development, Inc. and Emerald Construction, Inc. She gave an overview of the submissions, noting that all proposals contained nonconforming and/or irregularities in their submissions. While the West Construction Inc. bid was the lowest bidder, it did not contain the required list of proposed subcontractors and the estimated cost for each. There is a requirement that no more than 80% of the dollar value of the total contract work may be performed by subcontractors. Without that information the CRA has no means to verify the requirement and therefore the West Construction bid was considered nonresponsive. Hatcher Construction, the second lowest bidder, submitted a complete bid package but also had irregularities. Ms. Shutt explained the irregularities with the Hatcher bid included a consultancy arrangement with D. Stephenson to satisfy the experience with projects over \$2 Million and a note regarding the required Payment and Performance Bond. Upon consultation with legal counsel, it was determined that Hatcher has satisfied the requirements with a list of projects over \$2 Million submitted in their bid packet and consultancy arrangement with D. Stephenson and that the bid bond is valid since the note only pertains to the Payment and Performance Bond which Hatcher must provide without deviation at time of contract execution.

Ms. Shutt discussed the two alternative actions for the Board to consider and stated that staff's recommendation is to award the bid to Hatcher Construction & Development, provided Hatcher Construction, Inc. submits the required Surety Performance and Payment Bond. Mr. Zacks sought clarification on the self-performed single project in excess of \$2 Million, and that Hatcher has satisfied this requirement by joining with a consultant. Ms. Shutt confirmed that a list of projects over \$2 Million was submitted in the Hatcher submission with D. Stephenson

Construction, Inc. to provide the guidance. Hatcher's ability to bond the project is not in question since they are qualified to do the work and has the bonding capacity.

The Board Chair asked for public comments.

Matthew West, VP West Construction, addressed the Board, stating the consultant deemed his firm qualified as their bid was approximately \$135,000 lower than the second bidder and they submitted to staff the breakdown as referenced along with a detailed list of subcontractors to show they were performing 46% of the work within the five days of receiving the recommendation. He noted that Hatcher gave a bid bond that is essentially not valid and does not feel it should be accepted as it had qualifications on it. He further stated Hatcher has not worked on a project that is \$2 Million or more which was a stipulated requirement. He believes those two issues are just equal irregularities to the one for which West was deemed non-responsive and asks the Board to consider Option B.

William Hatcher, Hatcher Construction, responded to the bid bond issue and noted that their surety company was not comfortable with the language but will provide a Performance and Payment Bond. He stated that they did form a partnering management agreement with D. Stephenson to address the issue with the projects over \$2 Million. He stated he felt that requirement was limiting for contractors. He asserted that both West and Hatcher are qualified to do the project but it is up to the CRA Commissioners to decide.

Dwight Stephenson, 4785 Tree Fern Drive, stated that his firm is excited to be a part of the Hatcher team. They have managed \$2 Million + projects and look forward to the project.

Mr. Straghn commented that staff has indicated there is one responsive bidder and two non-responsive, so he is inclined to go with staff's recommendation. He made a motion to award the bid to Hatcher Construction & Development, Inc. in the amount of \$2,199,987 for the construction of the Arts Warehouse with the provision that Hatcher Construction Inc. will provide the Surety Performance and Payment Bond complying with Section 95.11(3)(c) Florida Statutes. Mr. Rose seconded the motion which passed 5-2 with Mr. Zacks and Ms. Balestriere dissenting.

D. Responses to RFQ – Operations and Management of Arts Warehouse

Ms. Shutt presented the item. She reviewed the background, and noted there was one response from the Institute for Civic Achievement Inc. (ICA). After a preliminary review, staff found that ICA's proposal had two deficiencies – 1) the proposal did not provide a Firm/Organization (flowchart) for ICA, only for a "soon to be created" second non-profit organization, and 2) the ICA submission has no indication of any experience managing an arts incubator, business incubator, or similar facility or inclusion of committed partners with those experiences in the submittal. Staff feels the submittal is nonresponsive and recommends that the response be rejected due to lack of documentation as described and provide direction to staff. She explained the three alternative actions available to the Board that was listed in the staff report.

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

Ms. Balestriere expressed her concerns for the low number of responses and that more conversations are needed since this was the second RFQ that was issued for this service. Mr. Cox felt there were others who wanted to respond but did not and some refinement may be needed or workshopped. Mr. Bernadel commented that he met with Mr. Fleming of ICA, has read the report, and that the idea is not fully developed or needs more definition. Mr. Zacks thought the suggestion to go to Palm Beach County arts entities for assistance with the advertisement was a good idea. Mr. Stevens wants it done right and feels it would be irresponsible to award it at this point. Mr. Straghn was concerned with only one response, especially since this is the second time the request has been issued. He agreed that more

guidance is needed from experts in this field. Ms. Balestriere agreed with Mr. Cox that perhaps it should be workshopped. She stated she felt Mr. Fleming did a very good job in his response and that he can take some of the feedback to continue to hone his response. Hopefully he and other experts within the Cultural Council and Film Commission will attend the workshop.

Ms. Shutt noted the construction will take approximately nine months and could start around October 1st or after building permit issuance. She suggested coming back to the Board on August 25th with a report on feedback gathered from other organizations. She also reported that Braveman Media, the organization who rented the Arts Warehouse for film and video production this month thinks the Arts Warehouse is perfectly situated for union type of film contracts. These contracts allow projects to be filmed in locations within a 50 mile radius of Miami which includes Delray Beach. There are other locations in Lake Worth but those are not within the distance requirement. Mr. Cox feels this project can be better developed and asked staff internally to look at whatever partnerships or alliances can be looked into to make this successful. He did not think August 25th is enough time, and that a workshop with relevant stakeholders needs to be organized so the Board can consider various options. Ms. Balestriere made a motion to reject the response received from the Institute for Civic Achievement, Inc. (ICA) for the Arts Warehouse Management and Operations and authorize staff to come back to the Board within ninety days with an update and feedback from community stakeholders and arts-related entities. The motion was seconded by Mr. Zacks and passed unanimously.

E. Resolution No. 2016-11 – Purchase & Sale Agreement for 19 NW 10th Ave (Bradley-Morgan)

Mr. Costello presented the Resolution and Purchase Agreement for 19 NW 10th Avenue. He reported there was an appraisal of \$225,000, and the Seller is asking \$250,000 (11% over appraised value). Given the critical need for the parcel, when negotiating with the Seller, staff proposed the appraisal price of \$225,000 as well as the CRA paying closing costs and including a six-month zero rate rental lease of the property to allow for Seller's relocation which could be renewed for an additional six months. He noted that staff has given alternative actions for the Board's consideration.

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

Mr. Rose voiced a concern on the zero-rate lease. Mr. Costello noted this is allowed, it has been done before and staff feels it is reasonable. Mr. Straghn commented the felt the \$250,000 sales price did not include paying closing costs and providing the six month zero rate lease and asked if that was the intent of the Seller. Mr. Costello confirmed that either purchase price includes the CRA paying closing costs and the six month lease. Mr. Zacks felt the staff's recommendation was good, the lease back to the Seller provides for a smooth transition, and costs the CRA nothing but has significant value to the Seller. Mr. Cox noted the Board has approved 5% over the appraised value in the past. Mr. Rose favored the Board approving the \$250,000 price so as not to lose the property. Mr. Cox suggested approving 5% above appraised value which would be about \$236,000. Mr. Zacks would be fine with the 5% if it did not include paying closing costs and providing a zero rate lease agreement.

Mr. Rose made a motion to approve Resolution No. 2016-11 and the drafted Purchase and Sale Agreement with Ms. Carolyn Bradley-Morgan for 19 NW 10th Avenue, with a purchase price of \$250,000. There was no second and the motion failed. Mr. Zacks made a motion to approve Resolution No. 2016-11 and the drafted Purchase and Sale Agreement with Ms. Carolyn Bradley-Morgan for 19 NW 10th Avenue, with a purchase price of \$225,000, to include the CRA's funding of the Seller's typical closing costs. Ms. Balestriere seconded the motion. Mr.

Straghn commented he thought the CRA did pay closing costs. Mr. Costello noted it was that way at one time but that is no longer the standard. Mr. Cox noted that it is typically done on a case-by-case basis. The motion passed 5-2 with Mr. Straghn and Mr. Cox dissenting. Mr. Zacks made a motion to approve the attached Residential Lease Agreement, to be entered into at closing, between the CRA and Ms. Carolyn Bradley-Morgan for the property located at 19 NW 10th Avenue. Ms. Balestriere seconded the motion which passed unanimously.

F. Monthly Progress Report, June, 2016

Ms. Shutt presented that many of the capital improvement projects in the report were discussed in detail at the Joint Workshop with the City Commission last Tuesday, July 12, 2016, so she would like to provide clarifications or answer any questions the Board might have on specific projects instead of going through the entire list.

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

Mr. Cox commented he felt the Joint Workshop was very good. He wanted confirmation that the City has a seven year plan to complete the overall neighborhood improvements but also agreed that this there should be enough flexibility to be able to move forward with specific projects as deemed necessary. Ms. Shutt confirmed that and introduced Mr. Mauricio Lara, one of the new Assistant Director of Environment Services.

Mr. Bernadel requested Ms. Shutt give a quick update on the Housing Study as he feels it is a very important component. Ms. Shutt stated she has met with City staff, and noted that Metro-Study, the firm hired to do the Study, got off to a slow start but are 50% into their research and analysis based on the work that was previously invoiced. She offered to coordinate with City staff to give an update on the status of the Housing Study if desired and can provide an update with the next Progress Report. Mr. Bernadel emphasized the need for quality affordable housing and asked Ms. Evelyn Dobson, Executive Director of the Community Land Trust, if she had anything to add. Ms. Dobson stated that she has asked the City for snap shots of the process as well as information about any meetings with stakeholders in the community and has not received any answer to date. Ms. Shutt indicated there are specific provisions within the scope of work but not sure as to the methodology which will be used. She was asked to forward that contract to the entire Board. Mr. Costello noted that City staff is managing that agreement.

G. Update - Proposed FY 2016-17 Budget

Mr. Costello presented the item, noting it was briefly reviewed at the Joint Workshop. He stated that staff is still trying to get additional information regarding the Tennis Tournament as requested by the Board. He said staff is looking at the possibility of hiring someone or reach out to our marketing entities to assist with sponsorships. He is unsure if we will get additional information given the ongoing litigation and can report back on July 28th. There were some capital improvement items where the CRA and the City were not in alignment and he will be working on making those adjustments. He also noted that we will continue to work with the City to refine the budget and give updates to the Board.

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

Mr. Zacks noted how much information is required of our non-profits to receive A-GUIDE funding and is very reluctant to give any more funds to the Tennis Tournament without additional information. Mr. Rose feels there is no partnership with the Tennis Tournament producers and does not favor funding them. Mr. Stevens said he is willing to be consistent with what has been done in the past but nothing more without more information.

H. Appointment of CRA First Vice-Chair and Treasurer

Mr. Stevens made a motion to nominate Ms. Balestriere as First Vice-Chair. The motion was seconded by Mr. Zacks and passed unanimously. Ms. Balestriere made a motion to nominate Mr. Stevens as Treasurer which was seconded by Mr. Rose and passed unanimously.

10. Other Business

A. Comments by Commissioners

Mr. Zacks noted the CRA is working with the City to be a good partner and fund some items that traditionally the City has funded and stated that is money that cannot be used to purchase critical properties to forward the CRA mission.

All commissioners welcomed Mr. Straghn to the Board.

Mr. Cox stated that he would like the Board to consider a Land Acquisition Program with standards and regulations for items such as prioritization of land and standards for dealing with property sales over appraised value for the sake of consistency by the CRA. Ms. Balestriere felt that for property purchases, agreements need to be decided on a case-by-case basis. Further discussion on that point ensued. Mr. Cox felt a Land Acquisition Program with policies would put the CRA in a better position.

B. Comments by Board Attorney

Mr. Tolces commented that from a historical point of view, years ago properties were purchased by CRA's for more than appraised value because if not the property could go through Eminent Domain and would then cost even more. That has not been done for some years.

C. Comments by Executive Director

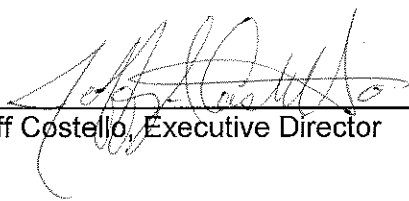
Mr. Costello mentioned the CRA will be working with the Delray Beach Marketing Cooperative (DBMC) through an existing partnership agreement on "The Set" Branding Initiative. There is already \$10,000 in the budget which should suffice.

D. Comments by Staff

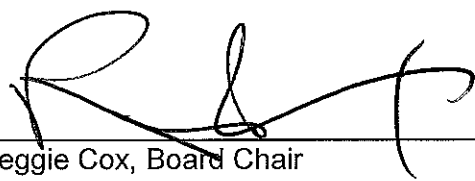
Ms. Hayward reminded the commissioners that the PBC Financial Disclosure forms were due July 1st and that there is a grace period until September 1, 2016. She also advised the Board that Spady Museum did very well on their A-GUIDE submission and that they grow each year which will be reflected in their scores.

11. Adjournment

There being no further business, the meeting was adjourned at 8:08 p.m.



Jeff Costello, Executive Director



Reggie Cox, Board Chair