



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, January 26, 2017, 5:30 p.m.
City Commission Chambers – 100 NW 1st Avenue
Delray Beach, FL 33444

STAFF PRESENT:

Jeff Costello	Kristyn Cox	Thuy Shutt	D J Lee
Joan Goodrich	Renee Roberts	Susan Shaw	David Tolces
Elizabeth Burrows	Kevin Matthews		

OTHERS PRESENT:

Peter Perri	Ari Whiteman	Anthony Holliday	Gary Eliopoulos
Gerecia Edmond	Jim Dupre	James Quillian	Mike Williams
Chuck Ridley	Tina White		

1. Call to Order

Chairman Cox called the meeting to order at 5:33 pm.

2. Roll Call

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

Absent: None

3. Approval of Agenda

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

4. Approval of the Minutes

A. Minutes of January 12, 2017 Board Meeting

Mr. Bernadel made a motion to approve the Minutes of the January 12th Meeting which was seconded by Mr. Zacks and passed unanimously.

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

6. P&Z - None

7. Consent Agenda – None

January 26, 2017

8. Old Business

A. Direction - RFP for CRA Owned West Atlantic Avenue Properties (continued from January 12 Meeting)

Executive Director Jeff Costello presented the background on the item, summarizing the changes and noting that within the backup provided to the Board there are timelines for each option for the Board to consider.

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

Mr. Cox stated his preference for Option A, which is the option for contacting the remaining respondents from the 2013 RFP. He stated he appreciated the timelines, but feels the community has waited long enough. He noted that a lot of time and community involvement went into choosing the highest and best use for the area, and that has not changed. Mr. Zacks stated his position that everything has changed except for the objectives so he felt the cleanest way to proceed was to issue a new RFP to include all the parcels of land. He asserted that the CRA has to get the right developer with the new RFP, with the timeline being expedited. He felt it is the best option legally and practically speaking.

Mr. Rose concurred with Mr. Zacks, stating a new RFP is the best option particularly due to the extra land that has been acquired since the original issuance in 2013. He stated the CRA can make it a priority project and fast track it as much as possible. He agreed that many things have changed between 2013 and 2017 and that can be accounted for in the new issuance. Mr. Straghn stated he had spoken with both Mr. Costello and the CRA Board Attorney, and he believes the cleanest way is to issue a new RFP. He noted that traveling under the old RFP and publishing the 30 day notice for others to be able to bid would put the two original respondents at a disadvantage since they cannot revise their submissions. With a new RFP, those two original respondents can update their proposals to reflect the changes since their submission, making it open and fair. He said that while he does not like the timeline for a new RFP, he prefers to get it right. That would also offer the CRA a chance to close up loopholes and add additional language.

Mr. Bernadel felt the community has been waiting for years and he did not see having to re-open the bids with a new RFP taking even more time to get a project under way; therefore, he was supportive of Option A. Ms. Balestriere stated this is very important and she put a lot of time and effort toward understanding both options. She felt there were too many questions with Option A that could put the CRA in an unclear situation. She concurred that it would be better to issue a new RFP which would be expedited. Mr. Stevens had no comment.

Mr. Rose made a motion to authorize the staff to issue a new RFP for the West Atlantic Avenue project as outlined in Option B. Mr. Zacks seconded the motion which passed 5-2 with Mr. Bernadel and Mr. Cox dissenting. (A draft will be brought back to the Board for review and approval prior to reissuance.)

9. New Business

A. A. Dumpster Relocation and Construction Agreement – JHB Florida Properties, LLC – 418 E. Atlantic Avenue

Project/Property Manager D. J. Lee presented the item. He noted that this is the second of three dumpster relocations. He said that the Site Plan Modification approval was received yesterday and the project owner received three bids with Alliance Contracting Group out of Boca Raton being the lowest.

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

Mr. Rose made a motion to approve the Dumpster Relocation and Construction Agreement between the CRA and JHB Florida Properties, LLC for the property located at 418 E. Atlantic Avenue, for an amount not to exceed \$19,248.00. Mr. Zacks seconded the motion which passed unanimously.

B. Delray Beach Community Land Trust- Acquisition Loan Request - 35 NW 13th Avenue (Cobb)

Finance & Operations Director Lori Hayward presented the item and reviewed the background on the property. The DBCLT is requesting a loan for the acquisition of the property to make improvements to the single family home which would then be sold to an income-qualified buyer. She outlined the terms of the Loan.

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

Mr. Rose made a motion to authorize CRA General Counsel to prepare the Loan Agreement, Mortgage, and Promissory Note to provide the DBCLT financing in an amount up to two hundred thousand dollars (\$200,000.00) to purchase the home at 35 NW 13th Avenue, Delray Beach, Florida (Lot 16, Block 1, Atlantic Park Gardens). The terms of the financing would be three percent (3%) interest calculated on the principal with quarterly interest payments; and principal due within two (2) years or upon sale of the house. Mr. Zacks seconded the motion which passed unanimously. Mr. Rose made a motion to authorize the CRA Chair, Vice Chair and Executive Director to execute the Loan Agreement, Mortgage, and Promissory Note accordingly. Mr. Zacks seconded the motion which passed unanimously.

C. Resolution No. 2017-01 – Budget Amendment No. 1 FY 2016-17

Ms. Hayward presented the item. She reviewed the modifications, primary of which was the allocation of the \$1,500,000 repayment of the construction loan for the Fairfield Inn. The revenues were primarily allocated to land acquisitions as well as for increases in five Capital Improvement Program items.

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

Mr. Cox felt that perhaps the allocation of those funds should be workshopped as that is a lot of money and could perhaps be spread out a bit more such as for economic development or small businesses. Mr. Zacks felt that the budget can always be amended and for right now this would be sufficient to balance the books. Mr. Costello mentioned that the adjustments are necessary

at this time to provide additional funding for a couple of projects. He reminded the Board of the annual Goal Setting Workshop, which usually occurs in March, so this can be discussed in more detail at that time. Mr. Zacks made a motion to approve CRA Resolution No. 17-01 adopting Budget Amendment No. 1 for FY 2016-2017. Mr. Bernadel seconded the motion which passed unanimously.

D. First Amendment to City-CRA Interlocal Agreement for Construction/Professional Services FY 16-17

Assistant Director Thuy Shutt presented the Amendment to the Interlocal Agreement. She reviewed the modifications to four CIP items which needed adjustments based on updated design costs, construction cost estimates, and/or actual construction costs. She noted this item is scheduled to be on the February 7th City Commission Agenda.

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

Mr. Zacks made a motion to approve the First Amendment to the Interlocal Agreement with the City of Delray Beach for funding of Construction/Professional Services for Fiscal Year 2016-2017. The motion was seconded by Ms. Balestriere and passed unanimously.

10. Other Business

A. Comments by Commissioners

Mr. Straghn voiced his desire to see the Board insure that the current business owners on the 700 block of West Atlantic Avenue are provided for and kept whole and sustainable.

Mr. Rose concurred with Mr. Straghn, and also expressed concerns with businesses being forced out on Atlantic Avenue due to increasingly high rents. He noted that Starbucks on NE 6th Avenue is \$100 per square foot and that those prices are not sustainable for many businesses.

Mr. Zacks sought confirmation that the new RFP language will be brought back to the Board for tweaks as early as possible. Mr. Costello stated a draft will be presented to the Board once WARC has also had a chance to give their input.

Mr. Cox also commented regarding the small business owners and for the need to be creative in activating some of the spaces for small businesses with reduced rents on West Atlantic Avenue since it will be a few years until there is a completed project. Board consensus was supportive of staff looking into some support to accommodate small businesses in The Set while awaiting the redevelopment project.

B. Comments by Board Attorney - None

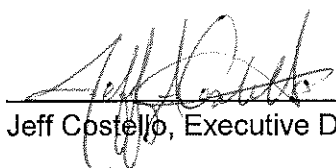
C. Comments by Executive Director

Mr. Costello stated it is time to schedule the Board's Goal Setting Workshop, and staff will send out some dates for the Board to consider for meeting in March.

D. Comments by Staff – None

11. Adjournment

There being no further business, the meeting was adjourned at 6:05 pm.



Jeff Costello, Executive Director



Reginald A. Cox, Board Chair