CRA BOARD WORKSHOP MINUTES
Thursday, February 23, 2017  5:00 p.m.
City Hall First Floor Conference Room
Delray Beach, FL 33444

STAFF PRESENT:
Jeff Costello         Kevin Matthews         Ferline Mesidor         Jorge Alarcon
Thuy Shutt            Kristyn Cox           Susan Shaw              Tim Styllings
Joan Goodrich         Elizabeth Burrows

OTHERS PRESENT:
Marcia Beam           Jesse Seginor          Dorothy Ellington       Todd L'Herrou
Patricia Wright       Evelyn Dobson          Patrick Figurella       Jackie Jones
Mike Williams         Anne Stacey-Wright     Chuck Ridley            Peter Peri

1. Call to Order
The Workshop was called to order at 5:05 pm by Chairman Reginald Cox.

2. Roll Call
Present:  Reggie Cox, Joe Bernadel, Cathy Balestiere, Daniel Rose, Dedrick Straghn, Paul Zacks
Absent:   Herman Stevens

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

4. Discussion
   A. Update on Housing Study
CRA Assistant Director Thuy Shutt introduced the item, and noted that David Cobb, Regional Director for MetroStudy will give a presentation on the Housing Study findings. Mr. Cobb highlighted the scope, methodology, and conclusion of the Housing Study which was commissioned in 2016. He noted that housing prices in the area are too high for many to afford, that one in three residents is foreign born, and that the City needs to look to higher density townhome projects for workforce housing. He said two to three-story product is one solution to the affordability gap, as he stated there is a 1-5 relationship of lot to price which means a $50,000 yields a $250,000. He noted also that shared driveways to reduce lot size for single family homes is another way. He gave the breakdown in demographics and the question is “Are
the residents being served by the current housing." Mr. Cobb offered to forward more information to the CRA on other high density housing design options in the region and state, and would be available for staff to ask additional questions about the Study.

B. Discussion: Business Retention in the CRA District
In the interests of time, Mr. Bernadel made a motion to move Item 4B, Discussion on Business Retention in the CRA District, to the next CRA Workshop. Ms. Balestriere seconded the motion which passed unanimously.

5. Adjournment
There being no further business the workshop was adjourned at 5:52.

Jeff Costello, Executive Director
Reginald Cox, Board Chair