



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, August 24, 2017 5:00 p.m.

City Hall – Commission Chambers

Delray Beach, FL 33444

STAFF PRESENT:

Jeff Costello	Kevin Matthews	Krista Walker	Susan Shaw
Lori Hayward	Kristyn Cox	D J Lee	Elizabeth Burrows
Joan Goodrich			

OTHERS PRESENT:

Charlene Farrington	Vera Farrington	Tonya Akins	Marjorie Waldo
Jackie Ramirez	Bill Morris	Ellen Ehrenkranz	Victor Kirson
Nancy Dockerty	Kae Johnson	Jane Smith	Mykal Banta
Chuck Ridley	Mavis Benson	Peter Arts	Rob Steele
Lauren Lyall	Gary Eliopoulos	Dorothy Ellington	Ethan Dangerwing
Ahmed Burton	Chuck Halberg	Winnie Edwards	Bill Bathurst

1. Call to Order

Chair Annette Gray called the Workshop to order at 5:00 pm.

2. Roll Call

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

Absent: Sandy Zeller

3. Approval of Agenda

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

4. A-GUIDE Funding Requests for FY 2017-18:

Finance and Operations Director Lori Hayward introduced the A-GUIDE presentations. She reviewed the criteria and guidelines for applications as well as the weighting scale employed by the Evaluation Committee. She noted these amounts are separate from the Non-Profit funding requests from the City.

a. Delray Beach Community Land Trust (DBCLT)

Gary Eliopoulos, President of the DBCLT Board, introduced the item and stated he was proud to say the DBCLT is making a difference one house at a time in Delray Beach. He stated that the DBCLT continues to look at how to diversify to make the organization stronger and how to better work with their clients so they are well educated in what it takes to sustain home ownership. He was also happy to report that developers are coming to the DBCLT and asking to work together in partnership. He noted that Delray Beach is setting the bar around the country for Land Trusts.

Mr. Carstarphen commended the organization for their excellent work, especially along SW 14th Avenue. Mr. Cox asked about any conversations taking place in the community concerning affordable housing and other strategic alliances. Mr. Eliopoulos stated he knows there are good partnerships evolving with developers, that the DBCLT continues to look at a variety of different products, and that they are also looking into building in the historic districts and perhaps bringing onto DBCLT lots some historic homes that would otherwise be demolished. Mr. Cox asked about the reason for the additional funds requested from last year. Mr. Eliopoulos stated there are five lots coming on line and the cost of acquisitions has increased. He noted that the DBCLT has obtained additional lines of credit to also assist in acquisitions. Ms. Balestriere said she too has heard amazing things outside of Delray Beach about Delray's CLT being used as an example of how to provide affordable housing. She wanted to know what other challenges the organization faces. Mr. Eliopoulos noted that in addition to rising construction costs the frequent changes in the codes including energy codes are challenging. He commented they are also considering commercial land trusts as well as looking at developing their rental properties portfolio. Ms. Gray also commended the organization on keeping their bottom line tight and continuing to focus on educating their clients.

Board direction was supportive of the requested funding of \$194,700.

b. EPOCH/Spady Museum

Ms. Hayward introduced the item and reviewed the specifics of the request along with the evaluation scores. Charlene Farrington, Museum Director, reviewed specifics of the past year at EPOCH and noted it was a year of collaborations. She stated it was a financially successful year due in large part to the youth program. She noted most of their stated goals were achieved. She reviewed some donated collections received as well as some of the events and exhibits held over the past year. She also elaborated on some of the collaborations involving community partners. Ms. Farrington expressed her gratitude for the continued generous support of the CRA. She said it is her goal to continue to expand the programs at EPOCH.

Mr. Straghn commended both EPOCH and the Historical Society on being the groups that preserve the history of Delray Beach and who focus on educating the community and tourists about the rich cultural history. He noted there is a great deal of value in what those two small organizations provide. Mr. Carstarphen also congratulated Ms. Farrington on a great job and said he has seen more activity from Spady Museum this year than ever before. Ms. Balestriere commented on all the small staff's hard work and said it shows in the results. She stated staff has done a great job even with getting additional funding as well as increased ticket sales. Ms. Gray also congratulated Ms. Farrington and said she was proud and happy to see that Spady has risen to the challenges put forth over the years and that in fact Spady has even raised the bar. She did say she was happy to see the grant line creeping up and encouraged her to have that line item continue to grow. Mr. Cox as well also congratulated EPOCH and said he has seen tremendous outreach and collaborations. He felt they have done a great job leveraging their funds and proposed giving them an additional \$20,000 to make it \$100,000 in funding. Ms. Balestriere felt the organization proved itself with the extra money given last year and said she would support an additional \$20,000. Ms. Gray stated she would like to see what program the extra monies would go toward and commented that in the past there have been amendments made during the year for more funding. She said if EPOCH can put together an additional program and work with staff to work it out then the door would not be closed on her end. For clarification she stated that direction for staff is to move forward with the recommended amount with consideration for an additional 20,000 contingent on what happens with the rest of the budgeting process.

The Board supported the requested amount with consideration of an extra amount of \$20,000 contingent upon what happens with the rest of the budget.

c. Old School Square (OSS)

Ms. Hayward reviewed the OSS request along with an explanation for the request for additional funding this year. She noted they have raised more development money than in the past and

have developed a three-year plan to achieve fiscal sustainability and significantly decrease the municipal support needed. She reviewed the committee's evaluations and recommendation. Mr. Rob Steele, President and CEO, acknowledge his Board members present and acknowledged their hard work. He said OSS tries to manage a balancing act between being a Park as well as a historic landmark while providing numerous activities. He noted there are over 550,000 guests a year with a staff of twenty providing over 3,000 public offerings a year and they are essentially open 360 days a year. He said the vision is for OSS to become an Arts and Entertainment Park with something for everybody and to continue to be the number one venue in Palm Beach County. He noted the CRA investment last year has helped stimulate private investment of nearly \$1 million for renovation of the Cornell Museum. He asked that \$200,000 for signage that was included in this year's budget but has not yet been used be moved to the coming year's budget to complete Phase I. He reviewed the goals for next year and thanked the CRA for their support.

Ms. Balestriere stated that OSS is the center of our community and that they took a huge hit when the festivals left Delray Beach. That money has been hard to recoup, and she stated that affected other organizations as well. She commented that Mr. Steele saved some of those groups by donating space and helping them to improve their budgets to offset the lost revenues from festivals. She felt the Board should look at the reasons why they need the extra funding and what it will be used for. She stated that this is an organization which if it closed its doors a lot of others would be in trouble. Mr. Rose stated he supports the OSS request. Mr. Straghn asked for clarification on last year's funding of OSS. Mr. Costello stated last year the CRA provided OSS A-GUIDE funding in the amount of \$412,500 and the \$250,000 funding the City typically provides, as requested by the City, which totaled \$662,500. This year OSS is requesting \$600,000 from the CRA A-GUIDE process and \$300,000 from the City (to be funded by the CRA) which will be discussed separately from the A-GUIDE funding. Mr. Steele noted that the City funding request was increased this year by \$50,000 because OSS assumed responsibility for maintaining the green area. Mr. Straghn stated he was aware of the increased need due to circumstances outside of their control and is sympathetic to the need. Ms. Gray clarified that the discussion be restricted to the A-GUIDE funding for purposes of this workshop. Ms. Balestriere expressed a concern that the A-GUIDE process does not allow for the problems that occurred with OSS. She added that OSS has developed a three year plan to achieve fiscal sustainability and decrease their municipal support and they need to be allowed the time to implement that plan. Mr. Cox agreed with Ms. Balestriere and was in support of funding OSS the requested \$600,000. Mr. Carstarphen felt the plan put in place was a good plan and encouraged him to stay on course with the goals and objectives. He supported the additional funds as well. Mr. Costello clarified that the \$200,000 for the signage from Phase I which could be rolled over into next year's budget is for capital improvement and is separate from the \$600,000 funding request for operational expenses. Ms. Gray stated her position that while she is sympathetic to the bumps encountered in the road, she does have an issue with an organization that runs out of reserves and she supports the staff recommendation.

Board consensus supported the OSS A-GUIDE funding request of \$600,000.

Mr. Cox made a motion to move the three remaining presentations (Delray Beach Public Library, Creative City Collaborative, and Delray Beach Historical Society) to the Agenda of the August 24, 2017

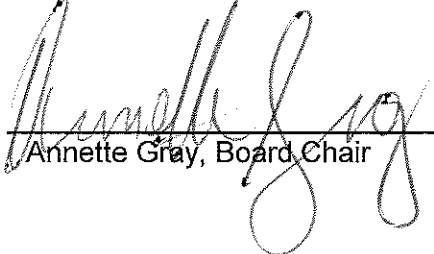
Regular CRA Board Meeting which was seconded by Mr. Rose and passed unanimously.

5. Adjournment

The Workshop was adjourned at 6:05 pm.



Jeff Costello, Executive Director



Annette Gray, Board Chair