



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, November 9, 2017 5:00 p.m.  
City Hall – Commission Chambers  
Delray Beach, FL 33444

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Lauren Zuchman	Victor Kirson	Peter Perri	Mohammed Abdalla
Dorothy Ellington	Richard Gonzalez	Kevin Greiner	George Long
Kae Johnson	Jackie Ramirez	Joycelyn Patrick	Pame Williams
Patricia Ramudo	Evelyn Dobson	Grecia Edmond	

**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**

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

**4. Presentation – The Set Transformation Plan – IBI Group**

West Atlantic Redevelopment Director Kristyn Cox introduced the item. She reviewed the background on the contract with IBI Consultants and a brief update on the IBI efforts to date. She noted that work on The Plan is on course with the target goals. Reggie Cox, CRA Liaison to the WARC Board, gave a presentation and went into greater depth on the background as well as the needs and vision for The Set as outlined in The Set Transformation Plan. The presentation was then turned over to Vivian Brooks of the IBI Group. Ms. Brooks reviewed IBI's work with the community and the consistent feedback being received from the residents. She affirmed Mr. Cox's statement that equity needs to be brought to the community, and reviewed some of the disparities between The Set and the rest of the community in such areas as educational opportunities, medical services, employment etc. She also reviewed strategies behind wealth building and capacity building in the community. Mr. Kevin Greiner of the IBI Group addressed what he sees as the considerable opportunities within The Set despite the disadvantages. He discussed the financial aspect and he reviewed some potential economic strategies which could be employed. He suggested a restructuring of the zoning to make The

Set friendlier to home-based businesses, noting that 69% of the companies in the United States began in homes and that 59% stay in the homes. He stated that there are more jobs in The Set than there are employed residents, with 682 businesses within The Set, many of which are high-wage positions. However, he noted that the biggest problem is a mis-match between the employable people and the jobs available within The Set. He cited the fact that of the 6,000 jobs within The Set, 92% of them are filled by people living outside of The Set. Therefore, job training, skill training, education, skill building comprise the key strategy for The Set as well as building the businesses that are already in The Set while growing new businesses and entrepreneurship.

Ms. Brooks then said there needs to be continued investment in the community through a few catalyst projects such as In-Fill Housing, the Village Center Campus, the SW 600, 700 & 800 Block CRA RFP, and Carver Square. She gave an overview of the potential of those projects as well as some of the desires of the community for such things as a theater, a skate park, wellness center, adult education, in the Village Center project. She reviewed other potential projects and improvements, and emphasized that some projects will be short term (streetscapes, alley improvements, etc.) and some will be long term projects (job training, educational attainment, etc.). She also reported that almost all the residents said they want West Atlantic to be like East Atlantic in terms of design and Ms. Brooks said the major difference is that Atlantic Avenue significantly narrows east of Swinton Avenue. She discussed streetscape projects and showed potential traffic flow renderings to slow traffic on West Atlantic including the Swinton-Atlantic intersection so the area will be more conducive to outdoor cafes and be more pedestrian friendly. She noted diversified funding will be needed including grant-stacking which she felt will certainly be needed for the Village Center project. She recommended creating matrices to tell if things are working or not, and creating an objective work plan and a project evaluation plan which would be re-visited every three years. She reported the next steps as being: a final draft to the CRA on Nov 18<sup>th</sup>; the Plan goes to WARC on December 7<sup>th</sup> and CRA Board on December 14<sup>th</sup> for adoption, with a presentation to the City Commission for adoption in January or February.

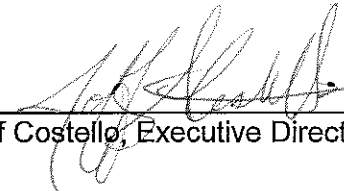
Mr. Zeller stated The Set Transformation Plan was a comprehensive undertaking and he looks forward to the final draft. Mr. Carstarphen thanked the stakeholders and volunteers for their participation and the IBI Group for all their community engagement. He said he is proud to be engaged in this effort and to see how many stakeholders participated. Ms. Balestriere thanked IBI Group for so much good information. She said she did not see a recommendation on job training such as Police and Fire, or hire education. Ms. Brooks said there needs to be work on college attainment and there are strategies to increase the number who attain degrees. Ms. Balestriere said she was referring to the identification of a physical location where one of the local universities could bring an educational center to The Set. She said she loved the streetscapes and looks forward to continuing the conversation. Mr. Cox noted this Plan was a community lead initiative based on community partnerships. He thanked everyone, especially the community, for their involvement over the past year.


Mr. Straghn said he was very impressed, and that he has been a part of many community-based partnerships which had no sustainability. He commented that WARC has maintained itself and has put "their money where their mouth" is to the benefit of the community. He said Mr. Cox is right that the community has sustained itself despite obstacles. He was particularly impressed with Village Academy and Village Center projects and he looks forward to the final draft. Mr. Rose also stated he was impressed and looks forward to The Plan becoming a reality. Ms. Gray agreed there was a significant amount of great information and expressed a couple of concerns. She said there is an opportunity to identify concretely the tangible versus the subjective goals – some of the things the CRA can and cannot do according to the CRA

mission. She also noted that will help in identifying partners. She also agreed with Ms. Balestriere and stated that having a satellite education center is a great opportunity to help get other partners to think globally especially given it is not a foregone conclusion at this point who all the partners will be.

## 5. Adjournment

The Workshop was adjourned at 6:02 pm.

  
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Jeff Costello, Executive Director

  
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Annette Gray, Board Chair