



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 MEETING MINUTES**  
Thursday, January 11, 2018 5:30 p.m.  
City Commission Chambers, City Hall  
100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444

**STAFF PRESENT:**

Jeff Costello	Kevin Matthews	Krista Walker	Susan Shaw
Joan Goodrich	Kristyn Cox	Missy Barletto	Grace Gdaniec
Elizabeth Burrows	Jill Brown	David Tolces	Jasmine Allen
D. J. Lee	Amanda Skeberis	Russ Mager	Renee Jadusingh

**OTHERS PRESENT:**

Ann Stacey-Wright	Jane Smith	Laura Simon	Ron Gilinsky
Vivian Brooks	Patricia Ramudo	Dorothy Ellington	Jackie Ramirez
Yvonne Odum	Jim Chard	Patricia Wright	Bill Branning
Anne Stacey-Wright	Alexius Burns	Dwayne Randolph	Evelyn Dobson
Herman Stevens	Rob Steele	Joseph Pasquale	Raiko Knight
Jeffrey Huber	Nancy Chanin	Emmanuel Guerrier	Kim Jones
Peter Perri	Willie Johnson	Victor Kirson	Mavis Benson
Alfred Straghn	Ari Whiteman	Ernestine Holliday	Ryan Boylston
Cecilia Boone	Marla Ivy-Holness	Dupree Jackson Jr	Prince Arafat
Merline			

**1. Call to Order**

Chair Gray called the meeting to order at 5:32 pm.

**2. Roll Call**

Present: Annette Gray, Cathy Balestriere, Dedrick Straghn, Morris Carstarphen, Sandy Zeller, Reggie Cox (5:42), Daniel Rose (5:45)

Absent: None

**3. Approval of Agenda**

Mr. Carstarphen ask to move Item #7F, Old School Square A-GUIDE 4<sup>th</sup> Quarter Report, to Old Business Item A. Mr. Zeller asked that Item #7D, Monthly Progress Report December, also be moved to Old Business Item B. Mr. Straghn made a motion to approve the amended Agenda which was seconded by Mr. Carstarphen and passed unanimously.

**4. Approval of the Minutes**

**A. Minutes of December 14<sup>th</sup> Board Workshop**

Mr. Straghn made a motion to approve the December 14<sup>th</sup> Board Workshop Minutes which was seconded by Mr. Carstarphen and passed unanimously.

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**B. Minutes of December 14<sup>th</sup> Board Meeting**

Mr. Straghn made a motion to approve the December 14<sup>th</sup> Board Meeting Minutes which was seconded by Mr. Carstarphen and passed unanimously.

**5. Public Comments on Non-Agenda and Consent Agenda Items**

George Long, 46 N. Swinton Avenue, requested that when the Old School Square renovations start please put the pedestrian crosswalk first on the list (mid-block on Swinton Avenue).

Emmanuel Guerrier, 715 Avenue Chaumont, stated he worked for the City for over 20 years and wanted to clarify that there is no such thing as Haitian American, Jamaican American, or Afro American. He said there is only one black community.

**6. P&Z** *(Discussion and comments by the CRA Board. No formal Action will be taken on P&Z Items)*

**A. LDR Amendment to CBD Parking Requirements – CBD-Railroad Corridor South of SE 2<sup>nd</sup> Street**

Jasmine Allen, Planner, presented the item. She stated the purpose of the Amendment is to provide a parking incentive to property owners in the Osceola Park area so that no additional parking would be required for existing commercial buildings that apply for a change of use. She noted that it has a sunset provision of three years similar to the LDR Amendment recently adopted for the West Atlantic area.

The Board Chair asked for public comments. There were none. No concerns were expressed by any commissioners.

**7. Consent Agenda**

- A. Monthly Marketing Report, December, 2017**
- B. Monthly Financial Report, October, 2017**
- C. Clean & Safe Report, November, 2017**
- D. CRA Monthly Progress Report, December, 2017** (moved to 8B)
- E. Economic Development Monthly Update, December, 2017**
- F. A-GUIDE 4<sup>th</sup> Quarter Report – Old School Square** (moved to 8A)
- G. Agreement with Sod Unlimited, Inc. for Landscape Maintenance Services**

Mr. Straghn made a motion to approve the Consent Agenda as amended which was seconded by Mr. Rose and passed unanimously.

**8. Old Business**

**A. 7F A-GUIDE 4<sup>th</sup> Quarter Report – Old School Square (OSS)**

Mr. Carstarphen asked about the \$560,599 deficit and increase in expenses by \$691,537, and asked for an update as to what happened and what is being done to address the issue. President and CEO of Old School Square Rob Steele stated that OSS just completed their first year and have already had a great start for the first quarter. He said programming had a 6-figure loss last year, and that already figures for this year are reflecting positive figures and for the first time OSS is exceeding the budgeted goals at the end of the first quarter. Mr. Carstarphen asked for a quarterly report to the Board. Ms. Gray noted that all the A-GUIDE recipients should follow suit so perhaps it can just be pulled from the Agenda if there are any questions. Mr. Rose made a motion to accept the 4<sup>th</sup> Quarter A-GUIDE Report from Old School Square which was seconded by Mr. Cox and passed unanimously.

**B. 7D CRA Monthly Progress Report, December, 2017**

Mr. Zeller asked for a status update on the interest expressed by Lucky's Markets on West Atlantic Avenue for a grocery. Executive Director Jeff Costello stated he met with representatives from Lucky's and that they are interested in property in Delray Beach, but not necessarily the 600 Block of West Atlantic Avenue. He added that staff and counsel are in negotiations with Pasadena Capital and the Agreement should be on the January 25<sup>th</sup> Agenda.

Mr. Rose made a motion to accept the Report which was seconded by Mr. Cox and passed unanimously.

### **C. Discussion - CRA and WARC Partnership**

Mr. Costello gave a brief overview about the item and the backup documentation which was provided to the Board. He noted that many of the WARC's (West Atlantic Redevelopment Coalition) partnerships have organically grown. WARC Board Chair Chuck Ridley then gave a presentation. He briefly reviewed the history of the area and stated that around 2012 the focus had narrowed to WARC basically being an architectural review board. At that same time the leadership of WARC changed to Reggie Cox as Chair, and under his stewardship he challenged the Board to look at the Legacy Plans (West Atlantic Redevelopment Plan, Southwest Area Neighborhood Plan and the Downtown Master Plan). There was a community assessment to determine what is really wanted, primarily redevelopment without displacement of the residents as well as capacity building and community engagement. A consultant was hired at that time to produce a Strategic Plan for WARC. He stated that the CRA Board approved funding for the Strategic Plan and the organization began to move into a Board with a community structure to assure the community gets built. He asserted that the WARC Board is as transparent as any other of the organizations. Mr. Ridley stated The Set Transformation Plan (TSTP) is currently in the Planning Phase and will be moving into the Implementation Phase with the community in the lead which is a new way of working. He said the vision is guided by TSTP, and stated that when you take care of The Set you take care of all of Delray Beach. He asserted he would like for WARC to have a work session with the CRA Board, and reviewed the five Conditions of Collective Impact for a common agenda as to how it works in everyone's best interest. The Conditions he cited are a Common Agenda, Shared Measurement System, Mutually Reinforcing Activities, Continuous Communication and Backbone Support Organization which is WARC. He noted give and take on both sides will be needed to move forward. He added that he felt some of his community had been disrespected and that the community will no longer be subordinate.

The Board Chair asked for public comments.

Yvonne Odum, 3905 Lawson Blvd., said she has lived in Delray Beach her entire adult life. She pointed out there are some very intelligent people living in The Set and some feel they have been disrespected. She told a story about a young lady who thought The Set area was a ghetto, and noted Delray has always been able to work together with blacks and whites. She invited everyone to listen to one another and understand that the citizens on both sides have a right to speak.

Ernestine Holliday, 40 NW 9th Avenue, said she has spent 70 years in Delray and everyone has always been able to get along. She felt that some want to ignore The Set community and she would like cooperation from all parties to get the needs of the community met. She said she has faith in the CRA Board to move forward.

Jim Chard, City Commissioner and Vice Mayor, 401 SE 4th Avenue, stated that The Set residents have waited too long for redevelopment along West Atlantic Avenue and in the NW/SW neighborhoods. He said everyone can agree that there is nothing much more important than making West Atlantic beautiful and to have it be a contribution with jobs and businesses. He said he has never seen a perfect plan with everything figured out, and that changes can be made as it moves along but that TSTP is solid. He noted it is important to look at the bigger picture, and he heartily recommended the CRA approve both the WARC Partnership and The Set Transformation Plan.

Peter Perri, 65 NE 4th Avenue, said he is the Treasurer of WARC and owns several residential properties in The Set. He commented that he joined WARC to help facilitate change for the betterment of the community. He felt that while WARC has the full support of the community it seems they must continue to prove themselves to the CRA Board and City Commission. He asserted that there are no personal agendas in play on the WARC Board other than that which will benefit the residents of The Set. He said that it took five years to get the Community Benefits

Agreement written into RFP's, and that if there had been one in place with Equity there never would have been any insinuations that WARC was the cause of Equity's failure to get funding. He said it is time for the City to listen to WARC's voice and to fund WARC's efforts.

Dorothy Ellington, 82 NW 5<sup>th</sup> Avenue, President and CEO of the Delray Beach Housing Authority and the Delray Housing Group. She said that together the two agencies own and manage more than 600 rental units on more than 30 acres of land within the City, half of which are in The Set. She said because of that, the agencies have a responsibility to stay informed on development activities that impact their properties and residents. She said that was why she joined the Board of WARC, and that the WARC Board is aligned in their mission to improve the economic, social, and cultural future of The Set. She said she was disappointed and embarrassed by one or two CRA Commissioners at the last Board Meeting who insinuated some of the WARC Board were dishonest and she stated that nothing could be further from the truth. She added that if WARC did not operate in the sunshine she would not be able to participate on the Board, and that the meetings are advertised and open to the public. She mentioned never seeing a CRA Commissioner at a WARC meeting, and invited all to attend and participate. She said she wanted the Board's support for TSTP.

Raiko Knight, 204 NW 13<sup>th</sup> Avenue, stated she joined the WARC Board to make an impact on the decisions being made to affect the quality of life in The Set and to be involved and advocate. Ann Stacey-Wright, 225 SW 7<sup>th</sup> Avenue, said that it is regrettable that WARC needs to write a letter to defend accusations made publicly at the December 14<sup>th</sup> CRA Board Meeting. She said the distrust by some CRA Board members was disheartening and she gave some specific corrections, i.e. WARC does operate within the Sunshine, the bookkeeping is managed by a CRA Staff member, and the files are also maintained on the CRA server which is under the public domain. She emphasized that TSTP is not a legal document but a conceptual plan, and that the Haitian community is recognized in TSTP and was recognized in the stakeholder process. She clarified for the record that The Set community is not the reason the Uptown project failed and that the community did not select the contractor but that Uptown's architect did and dangled it in front of the community as a carrot to gain community support. She said she looks forward to working together at the table setting the menu.

Cecilia Boone, 239 NE 1<sup>st</sup> Avenue, said she is on the Executive Board of the Pineapple Grove Board and that Board went through a lot of the same things. She reviewed some background on the development of Pineapple Grove and how that community made redevelopment happen. She said TSTP will morph as it goes along and she is supportive of the Plan.

Alexius Burns, 2578 Lake Ida Road, said he can't believe this community has to beg and plead to accomplish what other communities and organizations have. He feels everyone can work together and he wants the best for his community which right now is TSTP. He said to forget about the past and move forward so the community can succeed.

Dupree Jackson, 30 SW 10<sup>th</sup> Avenue, said some things said at the last meeting weighed heavily on him, namely accusations, and he felt they were uncalled for. He applauded Mr. Ridley and Mr. Cox as leaders in the community and said the perception of them is inaccurate and unfair. He said it is an insult to say the community did not have enough sense to know when they are being duped. He noted that if the CRA and City had been doing everything right and had everything in place the community would not have had to spend years coming up with this Plan to present to the CRA Board. He asked to please not discredit the Plan or the community and to support TSTP.

Dwayne Randolph, 1323 Prospect St., implored the Board to accept TSTP and support WARC's role in the implementation of TSTP. He said he found it appalling that a particular Board member repeatedly blames the failed Equity project on WARC as a basis to discredit the spirit and validity of the Plan. He said that if the truth be told, he thinks the Equity project failed in part because there was and still is not any policy in place by which the CRA or City can proceed with the wishes of the community and develop the West Atlantic corridor. He said he hoped the Board will accept both the MOU and TSTP tonight and not ignore the countless hours of hard work. He noted that the ultimate decision on TSTP rests on the community's shoulders, and while it would be

appreciated to have the support of other communities of this City the community cannot rely solely on these Boards to deliver it. He congratulated members of the community for their tireless efforts. Patricia Wright, 255 NW 14<sup>th</sup> Avenue, a lifetime resident of Delray Beach, said she left for some years and came back to become involved in the community so she joined the WARC Board and other organizations. She said she wants to see TSTP come to fruition so her granddaughter will have the opportunity to work and live in this community after college.

Prince Arafat, 813 SW 4<sup>th</sup> Street, said the community is tired of begging and that time is over. He said he has seen beautification going on in other areas, and that the All American City means the whole community. He said this Plan is the voice of the community not just of Mr. Cox or Mr. Ridley. He said he takes great pride in this city and he fully supports TSTP.

Ron Gilinsky, 1405 S. Federal Highway, said the animosity and arguing has to stop. Everyone needs to work together to bring pride to these 8,000 residents. He stated that The Set is the entrance to Delray Beach and he wants to make it look like that and to do it now.

Victor Kirson, Tierra Verde, said he likes all he has heard about TSTP. He said there is racism in Delray like everywhere, but he goes to WARC meetings and likes what he hears and feels they are people who can get things done. He would like to see WARC get what it is asking for, so move it along and see what the City Commission has to say.

Ari Whiteman, Washington Road, said he feels TSTP and the Partnership with WARC are both positive things and encouraged moving forward with them.

Alfred Straghn, 26 NW 5<sup>th</sup> Avenue, said there has been so much talk that at a point one is hearing but not listening. He stated he wants to see this happen in his lifetime, and he is 90. He said that this has been going on since the '80's so it seems the City just does not want to do it. He asked the Board to act on what was said tonight.

Merline, 160 Congress Park Drive, stated she would like to see the Plan go forward.

Iris Jones, 120 NW 9<sup>th</sup> Avenue, Co-Captain of Westside Heights in The Set, said she came to support WARC, and that she misses the entertainment and night clubs that used to be in The Set. She said past (east of) Swinton is for tourists who bring money to the City but The Set is a residential area where the locals live and want to gather after work and not have to deal with the tourists on the east side of Swinton. She said as it is being considered to make The Set wholesome for all she would like to see entertainment put back in place as well.

Ms. Balestriere thanked the community for coming out tonight so she could hear their voices. She stated that in all her years on the CRA Board, she has never seen anyone come up to the podium more than Mr. Ridley, and that the individuals from The Set are the most active in all Delray. She said she heard no comments that were not supportive, and that WARC is key to help drive some of the implementation of TSTP. She wants the Board to consider a motion to stay focused on this item. She made a motion to have the Executive Director, WARC Chair Chuck Ridley, CRA Commissioner/WARC Board Liaison Reggie Cox and CRA Legal Counsel to meet, draft a recommended Agreement defining the guidelines and responsibilities between the CRA and WARC, to prioritize the growth of The Set including but not limited to the mutual responsibilities related to funding, economic development initiatives, administrative support, organizational structures, marketing and promotion of the Set to be presented at a proposed 3:00 pm Board Workshop on January 25<sup>th</sup> with subsequent consideration for formal adoption by the CRA Board at the earliest regularly scheduled CRA Board Meeting. Mr. Cox seconded the motion.

Ms. Gray stated she did meet with Mr. Ridley to have an honest and frank conversation in a surrounding that was not emotionally charged in order to delve into some of the strategic and logistical details of the Plan. She said she, Mr. Ridley, Mr. Costello and CRA Attorney D. J. Doody all felt it was extremely important to have the CRA and WARC Boards meet jointly in order to hear from all Board members and she felt that should be a component of the motion of the floor. Mr. Rose felt there is work to do in fixing alleyways and sidewalks as a priority and noted he has seen some improvement in the area such as bringing in new businesses. He brought up he has never been part of a WARC Board Liaison vote and thinks that should happen. Mr. Carstarphen said

he wanted to clarify his comment about transparency at the last meeting – he was not referring to WARC as he knows they are transparent. He said he is disappointed because he sees the work that Mr. Ridley and Mr. Cox have put into their community. He said to suggest that WARC and its Chair is not transparent and possibly corrupt is irresponsible false narrative. He said Board members need to stop fighting personal battles and concentrate on the CRA mission. He stated that if things continue in the same way, unemployment in The Set will continue at 18-20% where it is 5% in the rest of the community. He said that is an issue, and that anyone fighting this process is the problem and that it is unacceptable to continue in the same old way. He noted the community has lost confidence in the City Commission and the CRA Board in being able to get anything done. He implored the Board to stay positive and keep it honest while getting this done.

Mr. Zeller stated that there were a lot of thoughtful and compelling arguments made by the public. He said he was sympathetic to the frustrations, and that he felt the motion on the floor is the very least that should happen as a first step. He noted that nothing happens when you go to war, that the only positive step is diplomacy and talking honestly and openly. Ms. Gray said the two Boards meeting would reduce the time the discussions take and would be much more expeditious in getting to an agreement. Mr. Straghn said that for decades The Set area has been neglected so it did in the past get referred to as a ghetto so WARC stepped up to do something. He stated that now that WARC has taken on the task of fixing what has been badly neglected for years, one cannot stand on the sideline and critique the work they are doing when the City and CRA were commissioned to do it but have not. He disagreed with the comment at the last meeting about wanting the verbiage “WARC has earned the right” to sit at the table removed, and said if they have not earned it then who has? He did question that a workshop is substantial enough and said perhaps a retreat would be more effective to address all these issues, but he favors whatever will move progress forward. Ms. Balestriere said that WARC has been doing the work, so a document needs to be drafted for a Partnership Agreement which can be discussed by both Boards in a Workshop or Retreat. Ms. Gray said there needs to be a common language and understanding of what some of the logistical details mean before they are put in a document. Mr. Ridley stated that when he met Ms. Gray, he was desperate for an honest and frank conversation with the CRA Board. He thinks that bringing something other than a blank canvas to a meeting can be of benefit even if only to narrow the scope of the conversation and provide some hard thinking as a starting place. He said that even starting from the first MOU would help frame a discussion, but that there is a separate conversation needed. He stated there is the legal side and the policy side, and believed they both need to happen and are separate discussions.

Mr. Cox thanked the community for their continued engagement. He said it is time to get moving and stop delaying. He noted there was a Joint Workshop with WARC over a year ago to address a WARC/CRA Agreement with some of the same conversations that are coming up again. He said he agreed with the motion presented and felt there should be a document to direct the discussion. He called the question to a vote. The motion on the floor passed 6-1 with Ms. Gray abstaining only because she believes the discussion on The Set Transformation Plan should come before the Memorandum of Understanding between WARC and the CRA.

### **C. Recommendation for The Set Transformation Plan**

Mr. Costello introduced the item. He reviewed the background and noted that extensive documentation has been provided to the Board for their review including a spread sheet with all the comments from the last CRA Board Meeting. He said staff is ready to move forward with the document and recommend approval to the City. Ms. Vivian Brooks of IBI Group gave a brief presentation. She clarified that TSTP is not a Florida State Statute Plan and does not legally bind any of the partners named within. She noted it is a conceptual neighborhood plan to work with other partners to ensure the vision for The Set is achieved. She reviewed some of the comments from the last meeting, giving some clarifications, and said IBI added a preface to the Plan as well

as provided a spreadsheet of the comments. She stated the CRA and the City will play a role in implementing projects in the Plan with input from the community and noted ten potential projects.

The Board Chair called for public comments.

Yvonne Odum, 3905 Lowson Blvd., said it sounds like the language of the community is being replaced. She also felt WARC should be identified as a partner in the TSTP so it cannot be pushed out and she wants to see something concrete.

Cecelia Boone, 293 NE 1<sup>st</sup> Avenue, said she appreciates the concerns and that when Pineapple Grove was being formed they had similar concerns. She said Pineapple Grove is an advisory board like WARC, and everything worked out for them. She said the Board had input on the new projects and participated in the redevelopment of the area.

Chuck Ridley, 210 NW 2<sup>nd</sup> Avenue, said he wants this process to move forward and that the specifics and details can be worked out. He did state that he would like the Board to give consideration to how to get the feedback into the document prior to it moving forward to the City Commission so that the community's feedback is included. He asked that the Board find a way to bring this to an end so it is not workshopped to death.

Mr. Zeller said he expected a redlined version of the Plan and was disappointed that neither the community nor the board has a version with the changes included. He is in favor of moving it along with his only reluctance being not knowing exactly what is being recommended to the City Commission. Ms. Gray asked Ms. Brooks why the suggested changes were not presented to the community as she thought the changes would have been vetted before the Plan came back to the CRA. Ms. Brooks said there is a feedback loop to WARC but the changes from the last meeting were not voted upon so IBI cannot amend the Plan without direction from a Board. She said the spreadsheet was done last week and it was shared with the West Atlantic Redevelopment Director and they discussed when that could go back to WARC. Kristyn Cox, West Atlantic Redevelopment Director, said all the comments were forwarded to the WARC Board members for review and consideration, but that staff did not direct IBI to put the changes into the document because they need to come back to the Board. Mr. Costello said it was stated in the individual meetings that the document was not being revised. He stated that the CRA is not the approving body. He said if The Plan gets codified it is a decision the City Commission will make, and that none of the recommended changes to language substantially alter any aspect of the Plan. He said all of the comments have been addressed in the back-up and vetted with the CRA's Attorney. He said most of the items are general statements that are typically made in Plans, and staff is comfortable with it because it is not legally binding. Ms. Gray stated it is very likely the comments made by the Board will be adjusted again once they go to WARC so she wondered if she is voting on something that may change again before it goes to the City Commission. Mr. Costello clarified that when the item goes to the City Commission for adoption, the recommended changes put forth by both the CRA Board and by WARC will be provided to the City Commission.

Mr. Rose asked if WARC would find it acceptable to go ahead and vote with the changes pending. Ms. Cox stated that the recommended changes from both the CRA and WARC Boards will go forward to the City Commission. Mr. Ridley stated as the WARC Chair that he would appreciate a vote tonight based on the information available. Mr. Ridley wanted to keep it moving and said there will be time for community input. Mr. Rose made a motion to recommend approval of The Set Transformation Plan as presented with the recommended changes. Mr. Cox seconded the motion. Mr. Straghn stated he had a problem with #2 under Legal Concerns dealing with WARC having earned the "right" to implement the Plan. He did not think that language should be changed, and that if the desire is for WARC not to be the implementer of the Plan then at least state that they are part of the implementation process. Mr. Cox asked if #2 is truly a legal concern. Mr. Tolces said the section of legal concerns on the spreadsheet was not from the attorney's office and are policy considerations for the Board. Mr. Cox also noted that in the front

of the Pineapple Grove Plan there is a statement about concerns needing to be vetted out not unlike the preface to TSTP which IBI prepared. The motion passed unanimously.

## **9. New Business**

### **A. Request to Amend Lease Agreement with CareerSource of Palm Beach County - Manpower**

Economic Development Director Joan Goodrich presented the item and gave some background. She noted that CareerSource has a lease with the CRA, and that CareerSource would enter into an MOU with Manpower to share some office space. She said that both Joan Greenburg of Manpower and Michael Corbett from CareerSource are on hand if the Board has any questions.

The Board Chair asked for public comments.

Dorothy Ellington, 82 NW 5<sup>th</sup> Avenue, stated she supports the request.

Mr. Rose thought it was a great idea and will provide more opportunities for people in The Set. Ms. Balestriere made a motion to authorize the CRA Board Attorney to amend the CareerSource Palm Beach County lease agreement to allow for the occupancy of Manpower into Career Cottage at 186 NW 5 Avenue and authorize the CRA Board Chair and Executive Director to execute the amendment. Mr. Rose seconded the motion which passed unanimously.

### **B. Agreements with Architects for Workforce Housing Design**

#### **1. Pasquale Kuritsky Architecture, Inc.**

Project Manager Kevin Matthews presented the item. He reviewed the fee for all services and what that fee encompassed from the pre-design through construction administration services. He noted that Mr. Joe Pasquale from Pasquale Kuritsky and Mr. Jeffrey Huber from Brooks & Scarpa were both on hand for any questions the Board might have.

The Board Chair asked for public comments.

Mr. Ridley commented that with the last three items that have come before this Board including TSTP are the work happening, this is the partnership creating jobs that will come out of CareerSource and thirty new affordable housing units. He said this is TSTP at its best.

Mr. Cox said it is time to move forward, and made a motion to approve the Agreement between Pasquale Kuritsky Architecture, Inc. and the Delray Beach CRA for Architectural Services for the Affordable Single Family Housing Design for the Andella properties in the amount of \$73,600.00, and the repeat fees for each model per lot, in the amounts of \$3,500.00 and \$3,800.00 for Models A and B respectively. The motion was seconded by Mr. Rose and passed unanimously.

#### **2. Brooks & Scarpa**

Mr. Cox made a motion to approve the Agreement between Brooks + Scarpa Architects, Inc. and the Delray Beach CRA for Architectural Services for the Affordable Single Family Housing Design for the Carver Square properties in the amount of \$156,446.00, and the repeat fees for each model per lot as applicable, ranging from \$3,684.00 to \$4,658.00, as specified herein. The motion was seconded by Mr. Rose and passed unanimously.

### **C. Letter of Interest to Acquire CRA-owned Single Family Lots – Habitat for Humanity of South Palm Beach County, Inc.**

Mr. Costello presented the item. He reviewed some background on the properties of interest to Habitat for Humanity which originally included nine parcels and was later revised to be five parcels on which four new single-family homes will be constructed.

The Board Chair asked for public comments.

Yvonne Odum, 3905 Lawson Blvd., commented that her issue is that with CLT and Habitat for Humanity homes, the individuals never own their land. She felt that to build wealth in The Set



land should be included so the purchaser can benefit. She said it is not right in her opinion that a person pays on their home for years and never really owns it.

Evelyn Dobson, Executive Director of the Delray Beach Community Land Trust, said the CLT has a 99 year renewable ground lease and that the land trust concept is one possible housing option. All applicants can agree or not, and the affordable price means removing the price of the land from the price of the home. She noted there are more than 250 CLTs in country and that while land is important this provides an option to put people in a homeownership environment.

Mohamed Abdalla, 181 SE 5<sup>th</sup> Avenue, Sr. Director of Government and Community Affairs for Habitat for Humanity, gave a few comments regarding Habitat for Humanity's impact within the City. He said they have identified four deserving families for these homes, each of whom have been waiting for over four years and put in over 500 hours of sweat equity as well as completed rigorous educational requirements. He outlined the timeline for this Agreement with the CRA including having all four homes completed within six months after groundbreaking.

Mr Zeller asked who provides the financing for the families. Mr. Abdalla responded that when there are 500 sweat equity hours for a family, Habitat gives a zero-interest mortgage for 30 years and most Habitat families tend to stay in the home for over 30 years. Mr. Zeller clarified that Habitat gives an interest free mortgage for 30 years but do they own the land. Mr. Abdalla stated the property is still held by Habitat to assure it remains for affordable housing. Mr. Carstarphen said this is a great opportunity for four new homeowners to come into the community and that Habitat has quite an impact on the families. Mr. Cox supported the item as it is only four lots and the CRA has a lot of infill lots to assist with wealth building within the community. He added that he felt it is important to have various housing options. Mr. Zeller made motion to authorize CRA Staff and CRA Legal Counsel to negotiate a Purchase and Sale Agreement for conveyance of the properties located at 125 SW 5th Avenue, 129 SW 5th Avenue, 138 SW 11th Avenue, 101 SW 13th Avenue, and 110 SW 12th Avenue to Habitat for Humanity of South Palm Beach County, Inc. based upon the framework provided in the Letter of Intent, subject to any additional terms and conditions requested by the Board. The motion was seconded by Mr. Rose and passed unanimously. Mr. Zeller made a motion to authorize the posting of a notice of the intent to convey the CRA-owned property, 125 SW 5th Avenue, 129 SW 5th Avenue, 138 SW 11th Avenue, 101 SW 13th Avenue, and 110 SW 12th Avenue to Habitat for Humanity of South Palm Beach County, Inc. which was seconded by Mr. Carstarphen and passed unanimously.

#### **D. Third Amendment to Repurchase Agreements -Delray Beach Community Land Trust- Time Extension**

Mr. Costello presented the item. He gave the background on the Agreement with the CLT and the amendments thereto. He noted the permits have been approved for all the homes and the CLT has qualified buyers ready.

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

Evelyn Dobson, Executive Director of CLT, informed the Board that once the CLT can expedite the termination of the Work Force Housing Covenant, the Off-Site Development Agreement and the construction contract between The Metropolitan and Stuart and Shelby, the CLT will be able to proceed expeditiously with construction since the permits have already been approved. She gave the Board an update on each individual lot.

Mr. Zeller asked about The Metropolitan. Ms. Dobson said that for the five lots in the original workforce housing covenant their contribution was to be \$160,000 for the development of each home and anything over that the CLT would cover. She stated that The Metropolitan sold their project to Menin Group in December of 2017 before construction began on the homes, and Menin will not have a residential component which is why the CLT has to take the steps to terminate the original agreement. Menin has agreed to pay the in-lieu fee from the one home that was

constructed. She said since there will not be a residential component there is no longer a requirement for workforce housing. She noted that Metropolitan is no longer going to be building condominiums.

Mr. Straghn motion made a motion to approve and authorize the CRA Board Chair to execute the Third Amendment to the Repurchase Agreements with the Delray Beach Community Land Trust to extend the date for issuance of the Certificate of Occupancy from January 19, 2018 to July 19, 2019 for 111 NW 12th Avenue, 706 SW 2<sup>nd</sup> Street, and 710 SW 2nd Street, in accordance with the terms specified in the Repurchase Agreements. Mr. Rose seconded the motion which passed unanimously.

**E. Second Mortgage Subsidy Request – Valery - 126 SW 14<sup>th</sup> Ave.**

Mr. Costello presented the item and reviewed the background on the property that is part of Atlantic Park Square which the CLT is developing. He said construction has been completed on the home but the previous buyer was unable to close on the unit and that the CLT does have a new buyer. He stated that due to increased construction costs, the purchase price had to be revised, and a second mortgage subsidy is needed.

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

Mr. Rose felt this was exactly the intended purpose of the SHIP Program which he had a problem with at one time. Ms. Dobson clarified that the CLT is not the administrator of the SHIP program and the CLT secured the purchase assistance gap for the home buyer applicants because the City did not have any additional monies for middle income buyers. Mr. Rose made a motion to approve and authorize CRA legal counsel to draft, and have the CRA Chair execute an amendment to the DBCLT Agreement to provide for an increase in the allowable purchase price for the residence constructed at 126 SW 14th Avenue up to an amount not to exceed \$165,950.00. Mr. Carstarphen seconded the motion which passed unanimously. Mr. Rose made a motion to approve the subsidy request in an amount not to exceed \$40,000.00 for Valmy Valery's and Muliata Valery Julien's purchase of a single-family home at 126 SW 14th Avenue, to be secured by a second mortgage subject to terms and conditions, and authorize CRA legal counsel to draft and the CRA Chair or Vice-Chair to sign necessary documents to close the transaction. The motion was seconded by Mr. Carstarphen and passed unanimously.

**10. Other Business**

**A. Comments by Commissioners**

Mr. Cox said he was pleased that there was movement tonight, and he thanked the Block Captains and everyone from the community who came out and spoke. He said there is a lot of work to be done and it needs to be divided up so it is balanced and to do that there will need to be policies and procedures put into place along with the need for some part-time positions.

Mr. Rose felt it was a positive discussion. He also welcomed the new Assistant Director, Ms. Renee Jadusingh who will be joining the CRA team.

Mr. Straghn thanked the CRA staff and Board for the Congratulations Card sent to him after the recent birth of the latest edition to his family.

Mr. Carstarphen thanked the community for an amazing job and the Board for getting the job done tonight.

Ms. Gray commented that conflict can produce positive results. She noted that the Board should be able to disagree and ask questions without disrespecting anyone or having the discussion deteriorate.

**B. Comments by Attorney**

He apprised the Board that the House Bill 17 passed its third reading and will likely be adopted tomorrow. He will continue to keep the Board advised and wished all a Happy New Year.

**C. Comments by Executive Director**

Mr. Costello reminded the Board of the January 29<sup>th</sup> Joint Session with the City Commission, and noted that the Agenda will include a Legislative Update, The Set Transformation Plan which is on the City Commission's Agenda for January 23<sup>rd</sup>, an update on negotiations with Pasadena Capital, and the RFP for the 700-800 Blocks. He welcomed Ms. Jadusingh to the CRA team. He also noted there have been conversations with the Parks and Recreation Department and the Tennis Center for a community event related to the Tennis Tournament in February which will be over and above what has been done in past Tournaments. He will keep the Board updated.

**D. Comments by Staff**

Kristyn Cox reminded the Board of the Martin Luther King Day breakfast on Monday, January 15<sup>th</sup> at the Delray Beach Golf Club. She announced there will also be proposals accepted for projects that will benefit The Set at the January 27<sup>th</sup> Launch and Learn Luncheon put on by Healthier Delray Beach. She also noted there is a Groundwater Presentation January 14<sup>th</sup> which is a precursor to a two-day training.

Ms. Goodrich announced the RibbonCutting for Career Cottage on January 18<sup>th</sup> at 10 am.

**12. Adjournment**

There being no further business the meeting was adjourned at 9:30 pm.

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Jeff Costello, Executive Director

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Annette Gray, Board Chair