



## MEETING MINUTES

WEST ATLANTIC REDEVELOPMENT COALITION (WARC)  
Wednesday, January 11, 2017 – 6:30 pm  
City Hall 1<sup>st</sup> Floor Conference Room  
100 NW 1<sup>st</sup> Avenue, Delray Beach

### BOARD MEMBERS PRESENT

Chuck Ridley	Sheppard Gross	Stephanie Immelman
Ann Stacey-Wright	Alfred "Zack" Straghn	
Peter Perri	Patricia Wright	

### BOARD MEMBERS ABSENT

Dorothy Ellington	CRA Liaison Reggie Cox
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### STAFF PRESENT

Kristyn Cox	Danise Cleckley
Jeff Costello	Susan Shaw

### OTHERS PRESENT

Ari Whiteman	Eddie Odom	Raiko Knight
Jackie Jones	Erica Gordon	Cory Duncan
Joycelyn Patrick		

#### 1. Call to Order

Chairman Ridley called the meeting to order at 6:30.

#### 2. Prayer

Mr. Straghn opened the meeting with prayer.

#### 3. Approval of Agenda

#### ACTION

Mr. Ridley requested to have the vacancy for the Vice Chair position, Item #10A, moved further up on the Agenda. West Atlantic Redevelopment Director Kristyn Cox suggested that Item # 6, WARD Report, could be moved further down on the Agenda as there will be no reports on Items #7, or #8. Ms. Stacey-Wright made a motion to move approve the Agenda as amended with Item #6 being moved to before Item #11. The motion was seconded by Patricia Wright and passed unanimously.

#### 4. Approval of Minutes of October 27, 2016 Board Meeting

#### ACTION

Mr. Straghn made a motion to approve the Minutes of the October 27<sup>th</sup> Meeting which was seconded by Ms. Stacey-Wright and passed unanimously.

Mr. Ridley opened the floor for Public Comments.

Ms. Evelyn Dobson, 130 NW 3<sup>rd</sup> Avenue, had a question regarding the Sustainability Committee and whether they will have an ongoing role going forward. Mr. Ridley said yes, the Committees are being revised and will be discussed later on the Agenda.

## **PLANNING & ZONING**

~~5. Privately-Initiated Text Amendment to the Land Development Regulations to Add Playhouses, Dinner Theaters and Places of Assembly for Commercial Entertainment or Recreational Purposes on the CBD~~

## **REPORTS**

6. CRA WARD Report  
See 10C

7. OED Monthly Report  
No report.

8. DBPD Clean & Safe Report  
No report.

## **CONSENT AGENDA**

## **ACTION**

9. Monthly Financials – October & November 2016

Mr. Perri noted that currently the bank balance is \$6,929.40. Mr. Straghn made a motion to approve the Consent Agenda which was seconded by Mr. Perri and passed unanimously.

## **BOARD BUSINESS**

10. Board of Directors

A. Vice Chair Appointment

## **ACTION**

Mr. Gross nominated Ms. Ann Stacey-Wright as Vice Chair of the WARC Board of Directors. Mr. Perri seconded the motion. Mr. Straghn made a motion to close the nominations which was seconded by Mr. Perri and passed unanimously. The Board unanimously approved Ms. Stacey-Wright as Vice Chair of the WARC Board of Directors.

B. Nominating Committee for Board Openings

## **ACTION**

Mr. Ridley stated he would like the Board to take a look at the current committee structure, as well as the one vacancy on the Board which leaves WARC below the statutory level according to the Bylaws. While there is only one vacancy, he noted that there are gaps in terms of skill sets. He suggested the Board hold a Workshop to review the committee structure, as each committee will need clear goals and objectives. He added that normally a committee goes dark once their goal is accomplished, but given where the Board is headed with The Set Transformation Plan, as the organization is built that will not suffice. He would like gaps in skill sets to be identified and applications to be reviewed along with

examining the current committee structure, and feels it will take two or three hours to accomplish all of that. Board consensus was supportive of moving in that direction. Ms. Stacey-Wright asked if the application process would be closed, and Mr. Ridley suggested leaving it open until after the workshop. The Board decided upon Monday, January 30<sup>th</sup> at 6:00 pm for the WARC Organizational Workshop.

C. Chairman Ridley asked for the West Atlantic Development Director's report. Ms. Cox reviewed the highlights of the report which was provided to the Board. The highlights included updates on another Partnership Agreement Workshop with the CRA at the end of the month, on an upcoming meeting she, Mr. Ridley and CRA staff have with IBI Group regarding The Set Transformation Plan and its incorporation into the City's Comp Plan, as well as needs relating to the updating of the WARC Strategic Plan. Ms. Cox also noted that the CRA is preparing a Work Assignment for one of their design architects to design the model(s) for the Carver Square Project which will provide 20 affordable homes. Mr. Ridley recommended to the Board that if they know any neighbors or potential buyers to make sure they get in touch with the Community Land Trust to work on becoming income qualified and mortgage-ready so they can be in the pipeline when the Project is completed. Mr. Ridley also briefed the Board on the Village Center project which is the 32 acres where the old Carver High School used to be. He noted that through advocacy \$10 million has been allocated to begin renovations, with the idea being to ultimately build 'cradle to career' educational facilities and add to that workforce housing and wellness components.

There was some discussion regarding the terminated Uptown Atlantic Project. Mr. Ridley updated the Board, noting that there was a lack of performance by the Developer. He suggested to the Board, if they concur, that he will speak on behalf of the WARC Board at the CRA Meeting tomorrow night in support of the option for the CRA to contact the two unsuccessful respondents to the original RFP. He stated that either option being proposed (to continue the old RFP or issue a new RFP) to the CRA Board tomorrow night will be good, and he also wants to stress to the CRA that the businesses in the old Phoenix Building be addressed and made whole regardless of the direction taken. Board consensus was supportive.

#### **11. Conflict of Interest Policy**

#### **ACTION**

Ms. Cox reported that it is time for the annual renewal of the policy which was adopted last year and is standard to most non-profits. Ms. Stacey-Wright made a motion to approve the renewal of the Conflict of Interest Policy which was seconded by Mr. Perri and passed unanimously.

#### **12. Sunshine Policy**

#### **ACTION Mr.**

Ridley stated that with the kind of support WARC will need from public institutions going

forward, the Board will need to have a Sunshine Policy. Ms. Cox noted that basically the Board is already operating in the Sunshine, with open public meetings that are posted and with minutes taken. Ms. Dobson, Executive Director of the Delray Beach Community Land Trust, interjected that the Sunshine Law also includes that when two or more board members meet and discuss any Board business relative to the organization, that meeting also needs to be posted 24 hours in advance. Mr. Ridley stated he would like to be able to report at the next meeting with the CRA that the WARC Board is developing a Sunshine Policy by which they will abide. Ms. Dobson will email a copy of the policy and Florida Statute to Ms. Cox.

### **13. Debrief & Prep for Next Joint Session Workshop with CRA**

The primary concern regarding the last Joint Session with the CRA was that there was not enough time for discussion. Mr. Ridley stated WARC will also need to make sure they are not competing with any other CDC's or organizations, but rather are bolstering that work and making sure they have the appropriate resources. He added that clearly there have to be partnerships to get the work in The Set Transformation Plan accomplished, with WARC as facilitator, and it needs to be determined what that will look like and how the community will get there. Ms. Cox stated she is reaching out to all of the non-profits including the Delray Beach CDC and other partners like the DBCLT and Housing Authority.

### **OTHER BUSINESS**

#### **14. Board Comments**

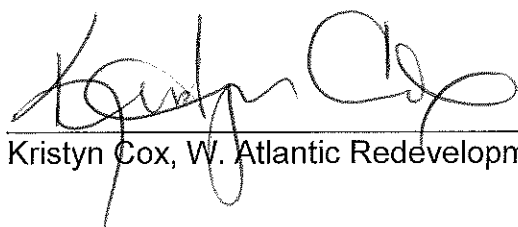
Mr. Perri mentioned that Spady Museum's MLK breakfast is on Monday, and that historically WARC buys a table which will be \$300 for ten seats. Mr. Perri made a motion to purchase a table on behalf of the WARC Board. The motion was seconded by Ms. Stacey-Wright and passed unanimously.

Ms. Immelman thanked Ms. Cox and the CRA for a great overview of the branding initiative management scope of work noting it was very good and clear.

Ms. Wright noted she would like to have the Board kept as informed as possible regarding the various meetings that are occurring.

#### **15. ADJOURNMENT**

There being no further business the meeting was adjourned at 7:45 p.m.



Kristyn Cox, W. Atlantic Redevelopment Director



Charles Ridley, WARC Board Chair