



MEETING MINUTES

WEST ATLANTIC REDEVELOPMENT COALITION (WARC)

Thursday, August 10, 2017 – 6:00 pm

Delray Housing Group, 82 NW 5th Avenue, Delray Beach

BOARD MEMBERS PRESENT

Chuck Ridley	Michael Caruso	Ann-Stacey Wright
Peter Perri	Alfred "Zack" Straghn	Reggie Cox
Dorothy Ellington	Patricia Wright	Sheppard Gross

BOARD MEMBERS ABSENT

Rhonda Turner	Raiko Knight
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STAFF PRESENT

Kristyn Cox	Caryn Gardner-Young	Susan Shaw
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PUBLIC PRESENT

Joycelyn Patrick	Ernestine Holliday	Ari Whiteman
Wesley Shuler	Victor Kirson	Jackie Ramirez

1. Call to Order

Chairman Chuck Ridley called the meeting to order at 6:05.

2. Prayer

Mr. Straghn opened the meeting with prayer.

3. Approval of Agenda

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

4. Public Comments

Dr. Victor Kirson asked if the Board has begun to start combatting gentrification and suggested that if not it needs to be considered.

BOARD BUSINESS

5. Economic Development Committee Updates

A. 700 Building Leasing

West Atlantic Redevelopment Director Kristyn Cox reported that three spaces in the 700 Building have been leased to Hatcher Construction, there is an application pending for a restaurant in the one restaurant space, as well as a letter of interest has been submitted for one of the other two retail spaces. She also reported that Randolph Construction has begun renovations on the bays and the building is also scheduled to be painted. Ms. Ellington asked if a non-profit can lease space and Ms. Cox responded that yes that is an option. Ms. Ellington asked about Shulers at 600 West Atlantic. Ms. Cox reported Dr.

Shuler did not wish to occupy the space, and said there are other leads of interest for the space. She noted that there is some space within the 600 Building that would not be recommended for activation.

B. 600-700-800 Block Draft RFP

Ms. Cox stated that the Economic Development Committee is still working on the draft RFP and focusing on different elements such as uses as identified in 2012 Needs Assessment. She reviewed the various uses and which will be 'bonused' as well as reviewed the areas to be included in the RFP. The committee is considering how to weigh the value of a lease compared to the value of a land purchase as compared with the value of the community benefits that are being proposed. She noted that residential use is a requirement and the committee will look toward the City's CBD Incentive Program which allows maximizing the density from 12 units per acre up to 24 which would allow for workforce housing. She noted that given the need, very low and low income housing will be bonused in the RFP. Mr. Ridley pointed out that a variety of housing is needed for varying income levels. He said developers should be encouraged to take advantage of off-site construction which will give the developer bonus points and help build up the neighborhood. Ms. Ellington stated that the low and very low income families really cannot afford to buy without a lot of subsidies. Ms. Ellington pointed out the City's Ship funds need to be available as well as any housing component funds the CRA might have available. Ms. Cox noted a tenant relocation plan was needed for existing tenants, and she reviewed some of the other requirements and community benefit goals being considered for the RFP. Mr. Perri noted that Ms. Goodrich is putting together a list of local contractors and vendors, and Jackie Ramirez at the Small Business Development Center in the Library will be helping potential contractors on how to maneuver through 'the system'.

C. Village Center

Mr. Ridley along with Mr. Cox reviewed the plans contemplated for Village Center which were recently shown in a slide presentation at the NWSW Neighborhood Association Meeting. Mr. Ridley suggested there may be a way to protect the neighborhood by building a different business model in concert with WARC's non-profit partners. Mr. Cox noted that the City is updating the Comprehensive Plan and The Set Transformation Plan will hopefully be rolled into that. There was discussion regarding gentrification in The Set as Mr. Cox went through the slide presentation. Mr. Ridley pointed out that there are areas in the neighborhood around the corner from Carver Square as well as on 4th Street that are literally sinking. He said the CRA exists to reduce slum and blight and these sinking areas need to be dealt with. He added that the area needs to be rebuilt so that generations to come will want to stay in their hometown in which they can have pride. Mr. Cox closed by referring to the WARC Facebook page and the Needs Assessment of 2012. He said the WARC Board has been making consistent progress since 2012 in bringing the goals into reality, and that page contains good information for the community to have so everyone should feel free to direct people to it.

Lauren Lyall of the Downtown Development Authority updated the Board that the DDA has done a proposal for parking meters from Swinton to 5th Avenue only because that is where employees would go. She stated that the DDA considers The Set to be a part of the downtown. She also wanted to confirm if WARC was not going to apply for the \$5,000 grant this year. Mr. Ridley said no application was submitted only because the deadline had past but asked if there could be an extension. Ms. Lyall will check on that. She also reported the DDA is replacing all the banners and that there will be opportunities for placemaking based on the needs in the community. She also announced the DDA has a

retail study beginning this week with Mr. Bob Gibbs and it will provide for the highest level of comprehensive study available and will cover from I-95 to A1A. Mr. Ridley commented a community need was to have The Set story told. Ms. Lyall noted that the "Make it Yours" program would provide an excellent opportunity for The Set story to be told.

6. CRA Agreement with Pasadena Capital

Items 6 and 7 were wrapped into 5B and 5C above.

7. Update on The Set Transformation Plan

COMMENTS

8. Board Comments

Mr. Perri announced he had given up his position on the Parking Management Advisory Board and that a WARC representative was needed. It was decided that Mr. Perri and Mr. Caruso will split the duties of the PMAB.

Ms. Ellington stressed the importance of attendance at CRA and City Commission meetings so people begin to know WARC and the community. There was some discussion of the pushback encountered even in The Set against WARC. Ms. Ellington reported that 100% of the negative calls she has gotten are from residents of The Set. Mr. Perri said the Board needs to keep reaching out to keep the word out as to what WARC does. Mr. Cox said more staff is needed to help get the word out. Mr. Ridley said WARC has to do a better job of celebrating victories. Ms. Wright commented that we just need to keep educating the people because they just are not aware of what all WARC is doing.

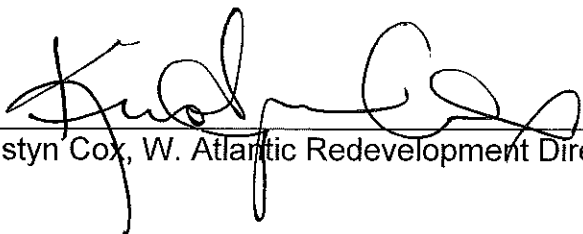
Ms. Stacey-Wright said she and Ms. Cox met with Community Greening about the lot at the deadend at SW 3rd Street. She mentioned there was discussion about a wall mural along I-95 with the history of The Set. The FDOT is responsible for the upkeep of the wall and Ms. Cox will contact them.

9. Staff Comments

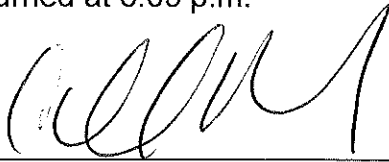
10. Chair Comments

Mr. Ridley acknowledged Ms. Cox for her hard work and the terrific job she does. He also mentioned that quotes are needed to update the website. Ms. Cox said she could have the WARC website redirected to the Facebook page until the site has been updated which met with Board approval. Lastly Mr. Ridley stated his desire to have neighborhood stories being told often to remind everyone of the rich history of the area.

There being no further business the meeting was adjourned at 8:05 p.m.



Kristyn Cox, W. Atlantic Redevelopment Director



Charles Ridley, WARC Board Chair