



MEETING MINUTES

WEST ATLANTIC REDEVELOPMENT COALITION (WARC)
Monday, February 13, 2017 – 6:00 pm
City Hall 1st Floor Conference Room
100 NW 1st Avenue, Delray Beach

BOARD MEMBERS PRESENT

Chuck Ridley	Dorothy Ellington	CRA Liaison Reggie Cox
Ann Stacey-Wright	Alfred "Zack" Straghn	
Peter Perri	Patricia Wright	

BOARD MEMBERS ABSENT

Sheppard Gross

STAFF PRESENT

Kristyn Cox	Joan Goodrich
Jeff Costello	Susan Shaw

1. Call to Order

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

2. Prayer

Ms. Ellington opened the meeting with prayer.

3. Approval of Agenda

ACTION

Mr. Ridley asked for a motion to approve the Agenda with the removal of Items 4 and 6. Mr. Perri made a motion to approve the Agenda as amended. Ms. Stacey-Wright seconded the motion which passed unanimously.

4. Approval of Minutes of January, 2017 Board Meeting

ACTION

The item was tabled.

5. Public Comments - None

PLANNING & ZONING

~~6. 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~~

7. Activation of Phoenix & Shuler Buildings – 606 & 700 West Atlantic Avenue

West Atlantic Redevelopment Director Kristyn Cox introduced the item regarding a new RFP for West Atlantic Avenue and the activation of the existing buildings. There are currently two tenants and a total of eight bays which need some repairs. The CRA Board is allocating funds for the cleanup, fixup and activation at the 700 Building as well as at Shulers on 606 West Atlantic. She noted that Mrs. Shuler sent a letter of interest in renting some of the space in 606 the building, namely the Chapel and a couple of office spaces. She stated that up for discussion are the types of businesses and the uses the Board would want to see along West Atlantic Avenue. A list of allowable uses was given to each Director. Discussion ensued regarding the uses. Ms. Cox stated there has been interest expressed in the space. Mr. Ridley inquired who would be responsible for the property. Economic Development Director Joan Goodrich stated her office would be the lead on marketing, the CRA Contract Manager would handle the lease agreements and the CRA Property Manager would be responsible for the building.

Ms. Ellington inquired if a restaurant wanted to lease a bay would the CRA fund the buildout. CRA Executive Director Jeff Costello stated the CRA will be funding repairs for the interior and exterior as well as the roof of the building, with or without tenants, to improve the appearance along Atlantic Avenue. He noted that in order to lease the space it will need to be advertised for 30 days, so that will indicate what types of uses are seeking the space. Also, co-working in the space could be considered. Mr. Ridley felt the item needs to be workshopped as it is too important. He also wanted to make sure the current tenants (the barber and Klein's MultiService) are taken care of, and that the terms outlined for them in the CBA still be honored. He added that for any new tenants the same terms could apply, and as he recalled the rent began at about \$21 per square foot, which is about what occupants currently pay, with a cap for the first five years. Mr. Costello noted that the spaces for leasing will need repairs and cosmetic improvements prior to being advertised. There was Board consensus for the CRA to move forward with the renovations and get the building up to speed for leasing. Patricia Wright, Peter Perri and Dorothy Ellington volunteered to work with Ms. Cox and Ms. Goodrich to work out the next steps for the space. Several Board members commented this affordable space offers a great opportunity for a start-up business(es), and that space within the new project once completed could be a great incentive.

Mr. Cox stated that this is a hybrid type of opportunity, and that new tenants could have a different incentive outlined in the RFP to be issued. He felt this would also create competition with the developers since the CRA can't tell them what to do but can incentivize. He added it is about creating access and opportunity for small businesses to come in and have incentive to develop, with price being the incentive.

There was some discussion regarding the RFP. Mr. Costello reported that staff went back and looked at the previous RFP and also took some of the elements from the CBA such as local hiring and the provision of short and long term jobs to become part of the new RFP. The existing tenants are also identified in the RFP. This RFP will be structured so that the financial commitment is required to be made earlier in the process than has previously

been required. Mr. Ridley felt that 30 days will be needed to review the draft RFP and get community feedback.

Mr. Costello also noted the 600 Block has been 'reserved' for a grocery store. There was discussion regarding the options around the RFP. Mr. Ridley noted this RFP will be better designed to accommodate a grocery store than the last one so there is opportunity for a better product. He felt an RFP for the grocery store on Block 600 should move forward and the RFP on the other blocks could wait. Mr. Perri agreed that if it has the local hiring provision it should move forward. Mr. Ridley reminded that the local hiring is more for permanent jobs than for construction. Ms. Ellington made a motion to have a Letter of Recommendation from the WARC Board to move forward with the 600 Block RFP. The motion was seconded by Ms. Stacey-Wright and passed unanimously. Mr. Perri commented that developing this space first could also provide additional excitement for developers on the remaining parcels. Ms. Cox also mentioned staff is having talks with other owners in the neighborhood, so there could be even more property for redevelopment. The Board determined that the Economic Development Committee and the Sustainability Committee need to be re-activated.

Board Business

8. Board Secretary Appointment

ACTION

Ms. Wright made a motion to elect Dorothy Ellington as the WARC Board Secretary. The motion was seconded by Ms. Stacey-Wright and passed unanimously.

9. Board Candidate Discussion

Next Tuesday or Wednesday four candidates will be interviewed by the Nomination Committee as potential Board members. Ms. Cox thanked Reggie Cox for providing a location at his offices for the interviews to take place. An email will be sent seeking input from each Board member as to suggested questions to be asked during the interview.

10. Board Committee Structure

Mr. Ridley stated that it seemed like the existing structure works well. He noted that Village Center and Education/Workforce Development need to be added under Economic Development. The Committees are Sustainability, Promotion, and Economic Development.

11. CRA & WARC Partnership

Mr. Ridley said he and staff met with Mr. Costello and the areas where clarity is still needed are the projects and WARC's role. Ms. Cox stated that also discussed was WARC's role in partnering with the CRA, be it partnering with developers, bringing in services or business, or partnering with non-profits for support and capacity building. Ms. Cox noted there have been other partnering meetings, and that additional partnering opportunities with the Housing Authorities and others are scheduled or being scheduled. There was some discussion about meeting with Habitat for Humanity as it is a nationwide organization. It

was felt that a conversation needs to be had with them so it is understood that WARC is looking at building wealth and capacity locally and can Habitat buy into that. Also, further partnering conversations are needed with the DBMC as they have mentioned the possibility of an MOU with WARC. Mr. Costello acknowledged the need for defining the roles of the various non-profits and the basics of support and capacity building. He added there was also discussion about short and long term support for WARC. Mr. Cox stated that the partnership with the CRA is more about building WARC's capacity, and all the other conversations are good also to be a good neighbor and work toward the mission of advancing the social, cultural and economic conditions in the West Atlantic area. He added that talks toward programs would be a good start, and to find where there is common ground without duplicating efforts. He pointed out that WARC having proper staffing is a primary concern of the meetings with the CRA. Mr. Ridley mentioned that the Strategic Plan is three years old now and needs to be revisited as WARC wants to make sure the neighborhood does not get gentrified and/or displaced.

CLOSING

12. Board & Liaison Comments

Mr. Perri asked if it was required for WARC to have a representative on the Parking Management Advisory Board. He noted there is very little relevant to West Atlantic being discussed at the meetings. Ms. Cox suggested that perhaps parking issues that would impact the West Atlantic area could be presented to the WARC Board similar to Planning & Zoning items. Ms. Cox noted that the Advisory Process is being re-organized. Mr. Costello stated it had come up some time ago to consolidate the Advisory Boards, and he noted that one possibility is that courtesy notices might be sent out to the various Boards and that if there are any concerns regarding an item they can be submitted. He had suggested to City staff that perhaps there could be a threshold of what goes before the Board, and he thought a process change might require an LDR change in the future.

Ms. Stacey-Wright advised the Board of several community events, and Ms. Wright mentioned the NW 5th Avenue ribbon-cutting on the coming Wednesday at 4:00.

13. Staff Comment


Ms. Cox reminded the Board to complete their interviews with Dan Winters on The Set Plan updates.

14. Chair Comments

Mr. Ridley just commented that he wants to keep the meetings to an hour and a half.

15. Adjournment

There being no further business the meeting was adjourned at 7:30 p.m.



Kristyn Cox, W. Atlantic Redevelopment Director



Charles Ridley, WARC Board Chair