



MEETING MINUTES

WEST ATLANTIC REDEVELOPMENT COALITION (WARC)
Thursday, February 1, 2018 – 6:00 pm
Delray Housing Group, 82 NW 5th Avenue, Delray Beach

BOARD MEMBERS PRESENT

Chuck Ridley	Ann-Stacey Wright	Rhonda Williams-Turner
Peter Perri	Alfred "Zack" Straghn	
Dorothy Ellington	Raiko Knight	Reggie Cox, CRA Board Liaison

BOARD MEMBERS ABSENT

Sheppard Gross	Mike Caruso	Patricia Wright
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STAFF PRESENT

Kristyn Cox	Joan Goodrich	Susan Shaw
Jeff Costello		

PUBLIC PRESENT

Ernestine Holliday	Jackie Ramirez	Charlene Farrington
Ron Gilinsky	Mavis Benson	Jackie Ramirez
Yvonne Odom	Lauren Zuchman	Lauren Lyall
Bill Lyall	Taylor Levy	Morris Carstarphen
Jim Chard	Estelio Brito	Sara Selznick

1. Call to Order

Chairman Ridley called the meeting to order at 6:08 pm.

2. Prayer

Mr. Straghn opened the meeting with a prayer.

3. Approval of Agenda

ACTION

Mr. Straghn made a motion to approve the Agenda which was seconded by Mr. Perri and passed unanimously.

4. Public Comments

The Board Chair called for public comments.

Yvonne Odom, 3905 Lawson Blvd., said that as a resident she applauds the WARC Board's efforts and said that they are not in vain. She asked them to persist and stay the course, and thanked them for their commitment.

CONSENT AGENDA

ACTION

5. WARC Board Meeting Minutes – December 7, 2017

6. WARC Financials – December 2017

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

PRESENTATIONS

7. Midtown Delray

Estelio Breto, Urban Planner for Hudson Holdings, Inc., gave a presentation showing the changes that have been made to the Midtown Delray project since the original presentation of the proposed project last came before the Board on June 15, 2017 (then called Swinton Commons), and which the WARC Board supported. The primary change is that there is no longer a 15-room Hotel, but rather more units have been added to the Residential Inns with a net of 125 less rooms than the original plans. Mr. Breto noted that the Residential Inn is for extended stays and is somewhat of an extension of the Sundry House. He also reported that retail has been reduced from 78,171 sf to 35,842 sf, and office space has increased from 25,135 sf to 55,218 sf. Mr. Ridley noted that the reasons the WARC Board has supported the project is that 1) the developer owns the land, 2) they have reduced the scale down significantly from what it could be, and 3) the number of jobs that it will bring into The Set. It was noted that the Historic Preservation Board did not support the project as they felt it was out of compliance with some of the LDRs, and the appeal of that decision is scheduled for March 6th.

There was discussion regarding the Local Hiring aspect to the project. Mr. Breto referenced the construction jobs and said that once completed it is anticipated that about 400 jobs will be provided. He spoke of the planned social impact the project will bring such as training programs, grants for small businesses and minorities as well as job fairs, and he added that the developer has already contacted Community Greening to work with them. Mr. Breto stated minority contractors will be used during and after construction. Mr. Ridley said that a draft of a local hiring preference is a beginning and suggested the WARC Board continue to support the project while working with the developer to craft the documents in support of the community benefits. Mr. Perri noted that it is imperative with the 600-800 blocks being readied to go out to bid that something get started and it could be Midtown that would set the tone for the area. Mr. Ridley asked if the Board continued their support of the project as in June 2017, as well as supporting a letter to Hudson Holdings stating the WARC Board would like to work with them to enhance the community benefits proposed, and the consensus was supportive. It was Mr. Ridley's recommendation that the Local Hiring Preference proposed by HH is discussed by WARC's Economic Development Committee.

8. Spady Cultural Heritage Museum-Update on “The Meeting”

Charlene Farrington, Executive Director, thanked the Board for their sponsorship of the event and said it also enabled Spady to secure a sponsorship from PNC Bank. She reported that 180 tickets were sold, and she reviewed some of the other highlights of the evening.

PROJECTS & PARTNERSHIPS

9. Healthier Delray Beach Updates & Discussion

Lauren Zuchman, Project Director, gave a brief history of Healthier Delray Beach (HDB), and noted it is a community driven initiative of primarily volunteers with a focus on behavioral health and wellness. She stated that the NW/SW neighborhoods are the focus for the initiative, and reviewed the HDB mission which has Awareness, Acceptance/Equity, and Access as their pillars. She commented about the Build our Blocks initiative which encourages residents to put together project ideas for the community and then HD provides a grant to the winners. It was noted that Morris Carstarphen's project was a winner, with his project being to bring in a jumbo screen for a movie in The Set with food being provided. He added some of the community organizations would be available prior to the movie to tell what they do, and the plan is to try to have it during spring break week. Ms. Zuchman reported that a total of five grants were given for projects developed by the community, and a sixth grant was awarded to the EJS Project. She said that more than 2,500 residents have participated in HDB events in the past three years, and that there are more than 100 local partners involved. She said the goal is for HDB to become truly resident driven. Mr. Ridley asked for Board consensus to support the drafting of an MOU with Healthier Delray Beach which was supported unanimously.

10. The Set Transformation Plan – CRA Revisions

West Atlantic Redevelopment Director Kristyn Cox reviewed the changes the CRA recommended in the Joint CRA and WARC Workshop, including concerns about the legality of the document and the CRA's commitment as a partner. She said the main changes were a preface at the beginning of TSTP and the addition of the word “potential” before funding and before partners. Ms. Cox said some of her main concerns were the water downing of the ‘partners’ and the questioning of the community management team being WARC and the NW/SW Alliance which she and Mr. Ridley felt should also include the Elders. Ms. Ellington felt the comments were well received at the Workshop and she wanted to know what happens next. Ms. Cox said the changes recommended by the CRA need to be approved and she gave an overview of the changes.

Mr. Ridley noted that the word potential will not work everywhere in the document i.e. WARC is not a potential partner of the CRA but an actual partner. Ms. Cox stated the consultant is working on incorporating the changes into TSTP, and then it will come back to the Board. Ms. Ellington said she appreciated the need for the Preface. Ms. Cox pointed out that the Preface does not speak to WARC or the NW/SW Neighborhood Alliance. Mr. Ridley felt a paragraph needed to be added about WARC and its role. Ms. Cox suggested also that something be said about the community management team which the Board supported. Mr. Ridley said this is WARC's Plan, and the Board needs to continue to stand up as a collective.

11. WARC & CRA Partnership Discussion

Ms. Cox reviewed the document with the track changes to the Partnership Agreement which was provided in the Board Packet and that reflected the revisions the CRA Attorney made based on CRA Board input at the Joint CRA/WARC Workshop. The CRA had requested that on page 9 Section 11 of the Agreement, it be stated that WARC's books will adhere to generally accepted accounting principles. Ms. Cox said she did verify with Mr. Costello that no other CRA Funding Agreements with other non-profits contain that language but that it would be added to them all. Mr. Ridley felt it belonged in the actual Proposal when it is drafted and not necessarily in the Partnership Agreement.

Ms. Ellington made a motion to approve the Partnership Agreement with the CRA with the revisions. Mr. Perri seconded the motion. After some discussion, Board consensus was that on page 4 Section 3C, that paragraph (which had been recommended to become a "Whereas" clause in the beginning of the document) be returned to its original place as Section 3C on page 4. Also, the consensus was for Ms. Cox to note to CRA staff the Board's concern with WARC being the only Agency needing to have 'adhering to generally accepted accounting principles' as part of their Agreement when other Agreements do not contain that clause. Mr. Ridley called the question and the motion on the floor passed unanimously.

BOARD BUSINESS – COMMITTEE REPORTS

12. Branding

Mr. Taylor Levy, Delray resident, made a public comment that he commends WARC on the amazing work being done and very much supports the efforts.

Ms. Cox reviewed the Branding Committee Report. She asked all Board members who are not receiving The TRIBEune Newsletter to be sure to sign up to receive it. She gave an update on The Set Website, and noted some upcoming events including The Sets in the West being revamped as The Frog Alley Caribbean Festival to be held on May 5th.

13. Economic Development

Mr. Perri presented the Report and updated the Board regarding a meeting the CRA will have with Pasadena Capital regarding the Agreement with Publix. He reported Michael Corbit from Career Source was at the meeting and said they have already been busy. He asked for the community's help with outreach and promotion. He noted that Mr. Corbit and Jackie Ramirez of the Small Business Development Center (SBDC) are working on partnering in some of their efforts. Ms. Ramirez also gave a brief review of some of the work that is being done to equip the community to be ready for employment when the redevelopment and construction begins. Mr. Ridley asked that the Local Hiring Preference be considered for inclusion on the Agenda for the February 28th Economic Development Committee Meeting.

14. Sustainability & Housing

Ms. Stacey-Wright gave an update and showed the rendering of the community Monument Sign template which was selected by the Committee and the Block Captains to mark the various neighborhoods in The Set. She noted the Committee is working on several events including the

pre-school Walk-the-Runway Prom called A Night to Remember as well as the WARC weekend coming up in September. She reported there are also plans being made for an adult prom in August as many in the community did not get to go to their own school proms.

CLOSING COMMENTS

15. Board Comments

Mr. Perri reported the bank account is just over \$2,900.

16. Staff Comments - None

17. CRA Liaison Comments - None

18. Chair Comments

Mr. Ridley asked that what was discussed in this meeting around the Midtown project be reiterated at the City Commission. He also acknowledged Kristyn Cox for the amazing job she does.

19. Adjournment

There being no further business the meeting was adjourned at 8:55 pm.



Charles Ridley, WARC Board Chair



Kristyn Cox, West Atlantic Redevelopment Director