



MEETING MINUTES

WEST ATLANTIC REDEVELOPMENT COALITION (WARC)

Thursday, November 2, 2017 – 6:00 pm

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

BOARD MEMBERS PRESENT

Chuck Ridley

Peter Perri

Dorothy Ellington

Raiko Knight

Michael Caruso

Alfred "Zack" Straghn

Patricia Wright

Ann-Stacey Wright

Reggie Cox

Rhonda Williams-Turner

BOARD MEMBERS ABSENT

Sheppard Gross

STAFF PRESENT

Kristyn Cox

Caryn Gardner-Young

Rachel Van Ness

Joan Goodrich

Scott Pape

Kaylee Salguero

Susan Shaw

Alexia Howald

Amanda Skeberis

PUBLIC PRESENT

Joycelyn Patrick

Jackie Ramirez

Mohamed Abdalla

Ernestine Holliday

Jimmy Dorvilus

Alexius Burns

Denise Hanna

1. Call to Order

Chair Ridley called the meeting to order at 6:10.

2. Prayer

Mr. Straghn opened the meeting with a prayer.

3. Approval of Agenda

ACTION

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

4. Public Comments

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

CONSENT AGENDA

5. WARC Financials – September 2017

ACTION

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

PLANNING & ZONING

6. Class III Site Plan Modification – 404 West Atlantic Avenue (Studio 404)

Principal Planner Scott Pape presented the item involving the conversion of the tenant space on the west side of the Wideman Building on West Atlantic Avenue. He reviewed the petition, and noted staff is still working with the applicant on the dumpster location and its screen enclosure. He stated he believed it will be a great addition to the West Atlantic area and will add a great synergy.

Mr. Alexius Burns, petitioner, addressed the Board and welcomed any feedback regarding his project. He said he is open to anything that needs to happen to be able to get his business open. Mr. Caruso asked if there were any structural changes. Mr. Burns said that other than cutting out a portion of wall of the west side of the space for an outdoor seating area, there are no structural changes planned. His business partner, Dexter Murray, also addressed the Board, stating they have been working for two years on this project and are looking forward to being a part of The Set. Mr. Ridley requested that Mr. Burns let him know about any hurdles they encounter that could be lessons learned to help other businesses as they come in. Mr. Burns apprised the Board that this petition will be going before the Site Plan and Review Advisory Board on November 8th and welcomes all support. Ms. Patricia Wright made a motion to support the petition which was seconded by Ms. Ann Stacey-Wright and passed unanimously.

7. Class III Site Plan Modification – 400 West Atlantic Avenue (Manjay Restaurant)

Planner in Training Alexia Howald presented the item for the 2-story east side of the Wideman Building which is being converted to a Caribbean restaurant. She noted that also with this item the dumpster location is the primary issue left to resolve. Jimmy Dorvilus, the builder, said this has been a challenging project but that it is getting there. He said the idea is only to beautify the building not make structural changes. There was some discussion regarding the color palette for the CBD and The Set. Ms. Howald noted they are adding a service door to the east elevation. Ms. Stacey-Wright made a motion to support the petition which was seconded by Ms. Williams-Turner and passed unanimously.

~~8. Class V Site Plan & Cert of Appropriateness – Block 61 (Midtown Delray)~~

PRESENTATIONS

9. Community Improvement Department – Update on Projects in The Set

Amanda Skeberis, city employee for nine years, introduced herself as the new Clean & Safe Administrator and offered her assistance in any way needed. Ms. Holliday said there was a gentleman who came by the Gladiola project and said that property was supposed to be a vegetable garden. He identified himself as the property owner and he said he was thinking of selling those lots to the CRA. Ms. Skeberis was familiar with the owner and the citations that have been issued for that property for trash and debris.

Ms. Cox commented to Ms. Skeberis for future reference that typically there is a Clean & Safe Report on the WARC Agenda as a regular standing item each month.

BOARD BUSINESS

10. The Set Transformation Plan Last Public Workshop – Saturday, Nov. 4th

Ms. Cox introduced the item and noted the 11 items highlighted on page 4 of the PAS Memo which are what will be used as the guiding principles of The Set Transformation Plan. She noted all of this will be reviewed at the Community Meeting on Saturday, November 4th. Mr. Ridley reported that what makes this Plan different is the insistence on having equity – building the community's wealth while not being displaced. He said the barrier for development in The Set is not the slum and blight, but is the residents who choose to live in The Set. He stated that typically what CRA's do is come into an area with low property values and through redevelopment increase the values. That is happening he said, but without an increase in wages, the residents will end up being displaced unless there is focus on wealth building. He encouraged everyone to attend the Community Meeting on Saturday to see that this is not a pipe dream, and to hear the experts that have become the champions and the 'think tank' for how to preserve The Set neighborhood.

CLOSING COMMENTS

11. Board Comments

Mr. Straghn commented that Attorney Herman Stevens Jr. has submitted an application to be on the WARC Board, and he felt the application should be considered as currently there is no attorney on the Board. He said whatever differences there may be, everyone has a stake in the community.

Mr. Caruso said he thought that typically an applicant joins one of the Committees. Mr. Ridley responded that the applications go through the Nominating Committee and that it has been the practice to have that committee interview the applicant and have them serve on an appropriate committee for a year. Ms. Cox stated there are other applications for the Board, and that currently there are nine (9) WARC Board Directors with the By-Laws calling for a 9-13 member Board. Mr. Caruso thought it would be great to convene the Nominating Committee and he supported new members serving on a committee for a year. Mr. Ridley said a Nominating Committee can be put together and the item can be discussed at the next Board Meeting.

12. Staff Comments

Ms. Cox reported that Community Greening planted trees on SW 3rd Street on a city-owned vacant lot for beautification.

Economic Development Director Joan Goodrich stated that Career Cottage is ready to launch. She said CareerSource has their permits and an opening is scheduled for early December. She also reported that the GEAR (Grow, Expand and Retain) Team met for its quarterly meeting to discuss how to do better do business in Delray.

DDA Executive Director Lara Simon made announcements including that November 25th is Shop Small Saturday, and that the Downtown Ambassador Program has been tabled for the time being but is still on the radar.

13. CRA Liaison Comments

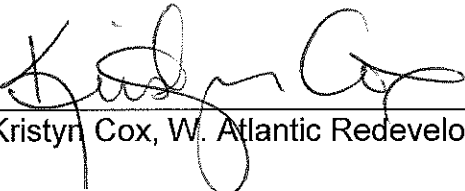
Mr. Cox stated The Set Transformation Plan was WARC Board initiated in 2012 and has been a long time coming. He felt Saturday is a milestone in terms of moving forward with an equitable process. He noted that the number one recommendation in the 2013 Strategic Plan is for the Board to have full time dedicated staff and that will be rolled up into The Set Transformation Plan.

14. Chair Comments

Mr. Ridley thanked everyone for the hard work they have been doing. He thanked Ms. Ellington for all of her efforts for housing and home ownership in The Set, and for looking at existing funding to assure it is being used in the best interest of The Set. He also acknowledged Ms. Knight and Ms. Williams-Turner for the work they do toward education. He noted many things are happening, some of which will be complimentary to The Set Plan and some competitive with it. He noted it was interesting the Education Board is looking at expanding into affordable housing as well as at closing some schools. He said Parks & Rec will be doing a master plan for both Pompey Park and Catherine Strong Park and encouraged Ms. Stacey-Wright to please be involved in those conversations. He said perhaps the Plans could be brought before this Board for input.

15. Adjournment

There being no further business the meeting was adjourned at 7:32 p.m.



Kristyn Cox, W. Atlantic Redevelopment Director



Charles Ridley, WARC Board Chair