



MEETING MINUTES

WEST ATLANTIC REDEVELOPMENT COALITION (WARC)
Thursday, December 7, 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	Rhonda Williams-Turner

BOARD MEMBERS ABSENT

Sheppard Gross	Raiko Knight
----------------	--------------

STAFF PRESENT

Kristyn Cox	Joan Goodrich	Susan Shaw
Caryn Gardner-Young	Jeff Costello	Amanda Skeberis

PUBLIC PRESENT

Ernestine Holliday	Jackie Ramirez	Vivian Brooks
Patricia Ramudo	Victor Kirson	Mavis Benson
Laura Simon	Charlene Farrington	Stephanie Immelman
Theresa Gigliotti	Marla Ivy-Holness	John Conde
Herman Stevens		

1. Call to Order

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

2. Prayer

Mr. Straghn opened the meeting with a prayer.

3. Approval of Agenda

ACTION

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

4. Public Comments

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

CONSENT AGENDA

ACTION

5. WARC Board Meeting Minutes

- a. Minutes of October 5, 2017 Meeting
- b. Minutes of November 2, 2017 Meeting

6. WARC Financials – October 2017

a. Financials for October, 2017

b. Financials for November, 2017

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

PRESENTATIONS

7. Spady Cultural Heritage Museum – Sponsorship Request ACTION

Charlene Farrington, Executive Director, presented the request for collaboration and sponsorship of The Meeting, a powerful drama illustrating what might have happened if Martin Luther King Jr. and Malcolm X had met which will be shown January 16th at the Arts Garage. She said WARC's assistance in bringing this educational project to Delray Beach would be much appreciated. Mr. Ridley recommended participation at the \$500 level along with the purchase of a table at the annual Martin Luther King Breakfast for \$300. Ms. Holliday stated that there was a raffle done by the NW/SW Alliance which cleared \$300, and the Alliance wanted to donate the money to WARC.

Mr. Perri made a motion for WARC to purchase a table for the Breakfast as well as to become a sponsor for The Meeting at the Collector Level (\$500). The motion was seconded by Mr. Straghn and passed unanimously. It was also suggested that those who can, please also purchase an individual \$35 ticket for the Breakfast. Mr. Ridley asked if any Board Member would like to do a matching donation. Mr. Straghn made a \$250 donation which was matched by Mr. Ridley and Mr. Cox for a total of another \$750 donation, increasing WARC's sponsorship to \$1,250 and the \$1,000 sponsorship level.

8. IBI Group (Florida) – The Set Transformation Plan (TSTP) ACTION

Ms. Vivian Brooks gave a brief introduction to the item, and Mr. Cox gave an overview of the challenges, history and vision of The Set. He noted TSTP really updates and ties together various Plans such as the West Atlantic Redevelopment Plan, the Southwest Neighborhood Plan, the Downtown Master Plan along with the Northwest Neighborhood. Ms. Brooks reviewed the Plan's six Guiding Principles (Local Capacity Building, Civic Stewardship, Community Wealth Building, Healthy Community, Placemaking and Strategic Investments) which she said will all be needed in order to be good advocates for the community. She stated WARC and the NWSWNA will be the Community Management Team (CMT) to fulfill on this Plan. She reviewed the importance of the availability of training as well as the availability of quality affordable housing along with improved streetscapes. She gave an overview of the IBI Group's recommendations for The Set Transformation Plan implementation and noted some of the catalyst projects such as Village Center, Catherine Strong Park, Focus on Fifth, Infill Housing and Carver Square. She pointed out that IBI is proposing to knit the area all into one community, The Set.

Mr. Caruso thanked Ms. Brooks for a great presentation, and asked about small dollar loans and what size bank commitment would be needed. Ms. Brooks stated you don't need a lot, maybe \$10,000 to get started. She said one good way is peer lending which has a great payback rate and keeps revolving as it is paid back. She said she would get the name of a non-profit that does

small loans to Mr. Caruso. Ms. Holliday asked about interest rates. Mr. Ridley stated that would be determined by the community and the idea will be to provide alternatives to 'payday lending' with high interest rates. Mr. Caruso also asked about possible uses for the water retention area on Lake Ida Road. Ms. Brooks said it is up to the community, but there could be a Green Market there, Art Walks and other creative uses. Ms. Wright felt a traffic light was needed on Lake Ida Road at about 10th. Mr. Ridley said he would like the Board to consider 8A, Resolution No. 2017-01 to be sent to the CRA. There was some reference to corrections needed in TSTP and Ms. Cox noted she and IBI Group are aware of many of the changes mentioned but to feel free to let her know of any further corrections. Mr. Perri made a motion to adopt Resolution 2017-01 which was seconded by Mr. Caruso and passed unanimously.

BOARD BUSINESS – COMMITTEE REPORTS

9. Branding Update – Nov. 20, 2017

DBMC Executive Director Stephanie Immelman reported the Committee Meeting was great with many exciting ideas such as having carolers in The Set in different areas like the Library and Spady Museum. Also suggested were a Savor The Set event, Friendsgiving on Fifth, and a Frog Alley Caribbean Festival on May 5th on SW 5th Avenue and the Libby Wesley Plaza. Ms. Immelman noted that for the coming year, Laura Simon and Rhonda Williams-Turner will take over as Co-Chairs of the Committee.

10. Sustainability Update – Nov. 27, 2017

Mr. Cox reported for the Sustainability Committee. He noted TSTP was discussed, as well as slum & blight issues such as some of the Community Gardens ie. at 9th and 1st Street that need maintenance. He also said there was concern with some of the alleys which have been reported to Code Enforcement as well as for the general maintenance of the landscaping which continues to be an issue. Mr. Cox stated there has been a lot of turnover with City personnel and it was suggested perhaps having an event to meet the go-to people responsible for keeping the neighborhood looking healthy. He also stated that with the neighborhood signage, it was decided that the Block Captains of the NWSWNA will meet and decide what types/styles of signs they want which would include the implementation of the new branding on the signs.

Ms. Ellington reported she and Evelyn Dobson, Executive Director of the Community Land Trust have been appointed to a county sub-committee around planning for affordable housing in Palm Beach County. She stated there are about ten on the committee for the south region of the county, and they will meet twice a month at the Chamber of Commerce with the purpose of coming up with a way to tackle the affordable housing issue. Ms. Goodrich, Economic Development Director, noted that Ms. Baker, County Administrator, is considering some potential housing at the Congress Avenue complex. Mr. Cox also provided an update on the Committee Reports which were given at the Sustainability Committee Meeting such as from the CLT and Community Greening. Ms. Cox gave an update on the Wall Mural Project on the I-95 wall. She noted that a section of the North Wall slated for a mural is funded and already has an artist so that process will move forward soon, and that the South Wall also has funding so next will be a call to artists for that portion of the wall. Ms. Stacey-Wright reported Ms. Holliday is heading a sub-

committee to put together the history for The Set area. Mr. Cox also reported the Caring Kitchen is working with churches in the area to be able to continue their work. He also suggested the slum and blight concerns could be listed out in a collective memo to present to the WARC Board for consideration and which can be used for tracking purposes until the work is done.

a. Housing Collaborators – Nov. 1, 2017

Ms. Ellington reported that the Collaborative is made up of the Delray Housing Group, CLT, and Habitat for Humanity, with representation from WARC, the CRA, the City and the Delray CDC, and that it is trying to come up with a 'strategic' plan in terms of impacting affordability in Delray Beach housing. She noted the City does have dollars allocated and the collaborative is wanting to make recommendations to the City Commission as to the best uses for those dollars. She commented that funds from the sale of Auburn Trace should be re-distributed for affordable housing in The Set. She also reported the Housing Group has 3 acres and are planning to build up to 72 units on that property for home ownership. Ms. Cox stated that Habitat has sent an unsolicited letter with a request to acquire a number of the CRA's vacant lots for affordable housing.

11. Economic Development Update – Nov. 29, 2017

Mr. Perri reported for the Committee which he and Mr. Caruso co-chair. He said it is critical that the Village Academy with a 100% graduation rate continues to function. The lack of adult education was discussed along with the financial difficulties at Pine Grove School and the possibility of combining the funds for Village Academy with Pine Grove was considered. Mr. Perri reported on some upcoming events. He also noted there was discussion of a committee being put together to approach Publix to let them know there is a huge need in the community. Mr. Caruso said a collective delegation would deal directly with Publix and try to touch the president's heart on the need for the people in the community – stressing it is about the people not just the food. Mr. Costello gave an update on Pasadena Capital's recent request for reinstatement of the Agreement with a 2022 start date stipulation. Mr. Ridley suggested let the Board let this play out for another month while the CRA negotiates and see what happens while staying close to the situation.

Jackie Ramirez updated the Board that the Small Business Development Center is moving from Palm Beach State College to FAU which will be a positive move, and that the new string of classes and seminars will be presented in January.

CLOSING COMMENTS

12. Board Comments

Ms. Ellington reported that the Delray Housing Authority's monthly Board Meetings are being moved to the 3rd Wednesday of the month beginning January and will be in the Housing Groups conference room at 6:00 pm to better accommodate the community.

Ms. Wright reported on the Pop-Up event at Pompey Park. Mr. Caruso commented about the tailgating fundraiser in the parking lot of Mt. Olive Church, and said the pastor there still wants to swap their lot for the parking lot next to Atlantic Grove. Mr. Costello reported the litigation with

Urban Developers is being resolved and that swap will be discussed as a part of that. Mr. Caruso noted that both the Church and Atlantic Grove are in favor of the swap.

13. Staff Comments

Ms. Cox made some announcements and said she and Mr. Ridley attended the Team Delray Beach Meeting. She reported about the Community Calendar is ready to be populated and will be a collective City Community Calendar. She announced WARC now has space on The Set website and requested bios and pictures from those Board Members who have not yet submitted them.

14. CRA Liaison Comments

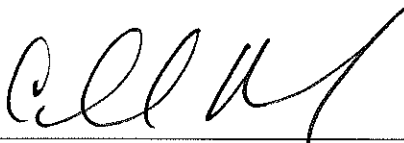
Mr. Cox reported that on December 14th The Set Transformation Plan will be workshopped by the CRA Board and encouraged attendance. He stressed the importance of having the right business model to implement the principles set forth in The Set Transformation Plan. Mr. Costello updated the Board regarding the bills being considered by the Florida Legislature concerning CRA's. He stated some of the restrictions would hamper the CRA efforts with non-profits and new projects. He asked if the WARC Board would write a letter in opposition to the Bills, and said he will provide a template letter which will also go to other non-profits in the area. Mr. Ridley requested the Board give him the latitude the work with Ms. Cox to draft a letter to address the importance of having a CRA that works in the community's best interest. Ms. Ellington favored that and asked that the letter reflect exactly who the West Atlantic Redevelopment Coalition is.

15. Chair Comments

Mr. Ridley reported that Ms. Stacey-Wright will spearhead a Fundraising Committee consisting of board members and community members. He has also asked Mr. Cox to head the Nominating Committee and put together the protocols for nominations. Lastly, he stated that he has asked Dr. Knight and Ms. Turner-Williams to start considering the kinds of programming and services to be provided by Village Center.

16. Adjournment

There being no further business the meeting was adjourned.



Charles Ridley, WARC Board Chair

Kristyn Cox, West Atlantic Redevelopment Director