

**MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING  
HELD IN THE INTRACOASTAL PARK CLUBHOUSE  
2240 N. FEDERAL HIGHWAY, BOYNTON BEACH, FLORIDA  
ON TUESDAY, NOVEMBER 13, 2018, AT 6:30 P.M.**

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**PRESENT:**

Steven B. Grant, Chair  
Christina Romelus, Vice Chair  
Mack McCray  
Justin Katz

Mike Simon, Executive Director  
Kathryn Rossmell, Board Counsel

**1. Call to Order**

Chair Grant called the meeting to order at 6:30 p.m.

**2. Invocation**

Board Member McCray gave the invocation.

**3. Roll Call**

The Minutes Specialist called the roll. A quorum was present.

**4. Agenda Approval**

A. Additions, Deletions, Corrections to the Agenda

B. Adoption of Agenda

**Motion**

Board Member McCray moved to approve. Vice Chair Romelus seconded the motion that unanimously passed.

**5. Legal**

None

**6. Informational Items and Disclosures by Board Members and CRA Staff:**

A. Disclosure of Conflicts, Contacts, and Relationships for Items Presented to the CRA Board on Agenda

Vice Chair Romelus had no disclosures, nor did Board Members Katz and McCray.

Chair Grant announced he attended the Pirates Fest and he commended staff on an amazing job. He received feedback that many people liked the new layout and they could look to the future using the new event configuration. He attended the Florida Redevelopment Association conference. The keynote speaker for Thursday left, and he and other panelists were speaking about CRA affordable housing and development projects throughout the State. He wanted to discuss Opportunity Zones and advised the HOB is designated as an Opportunity Zone. The program just received guidance from the IRS on October 22<sup>nd</sup>. It is an investment tool to get developers to come to the Heart of Boynton Beach. He thought it was better than the 9% tax credit because it offers 10-years of appreciation with no capital gains. If someone invests \$1 million and it turns into \$10 million, the developer does not owe taxes on the \$9 million appreciation after the 10 years. He was aware the Board had an agenda item regarding the RFP/ RFQ on MLK Jr. Boulevard and he would like some guidance from the Board if the Board wants to move forward with it. Chair Grant favored not moving forward with the RFP/RFQ's because the availability of Opportunity funds for this area could drastically increase the number of applicants and deposits so that the Board is not contingent on having to receive a 9% tax credit, SAIL or CRA financing. The Board only has one opportunity with this property and he was looking forward to building it in January. He thought the Board waited until October and he thought the Board should consider having an expert explain to the Board what exactly an opportunity zone is and how the Opportunity funds can invest and make the HOB the best it can be.

Board Member McCray asked if there was any written information that could be distributed prior to anyone making a presentation on the merits of the program. Chair Grant commented the information was made available by the IRS October 22<sup>nd</sup>. They have a FAQ sheet and draft tax form. This would apply for all development in the HOB including properties east and west of the railroad tracks and residential properties. Board Member McCray requested Mr. Simon obtain information and provide it to the Board. He wanted to obtain the FAQ information.

## **7. Announcements and Awards**

### **A. The 7th Annual Boynton Beach Haunted Pirate Fest and Mermaid Splash Recap**

Mercedes Coppin, Business Promotions and Events Manager, explained she and Azim Hussain, Marketing, Events and Economic Development Assistant had prepared a Power Point of the 7<sup>th</sup> Annual Boynton Beach Haunted Pirate and Mermaid Splash event held on Saturday October 27<sup>th</sup> and October 28<sup>th</sup>. The formation and layout was different this year and was held along E Ocean Avenue between NE 3<sup>rd</sup> Street and NE 4<sup>th</sup> Street and property on Ocean Avenue. She advised the event got good feedback on the layout. Approximately 50,000 people attended which was composed of a variety of adults and children. Kids activities, including balloon art, face painting and henna tattoos were used

to gauge attendance. There were 1,600 kids tickets sold and the event offered other inflatable activities. Staff and volunteers collected 1,400 surveys from the event. She reviewed the survey results as contained in the meeting backup. The event came in under budget and she reviewed the sponsorship, in-kind sponsorships and vendor fees received.

Ms. Coppin reviewed the various activities the event had and advised there were about 47 unique art and craft vendors and the business development section encouraged greater interaction between the businesses and event patrons. The feedback was excellent from all of the businesses that participated. The event had 79 volunteers over the two days. The CRA also partnered with Due South, who created and completely sold out of a specialty beer called the Pirates Rebellion which made Due South very happy.

Mr. Hussain reviewed the marketing initiatives and advised he worked with the Sun Sentinel and advertised to thousands in Broward and Palm Beach County. The Delray newspaper reached 15,000 direct online readers and circulated to 12,000 newspapers in 250 locations in Palm Beach County. An email copy was sent directly to 2,000 homes. The CRA advertised in the Neighborhood News mailed out 17,500 flyers to homes and clubhouses in Boynton Beach, which circulates through Boynton Beach and unincorporated Lake Worth. The Coastal Angler circulates through Palm Beach, Broward, Monroe and Dade counties to 40,000 homes. The Coastal Star total distribution was more than 17,000 copies and CRA staff distributed 5,000 postcards and 100 posters to local businesses and the Every Door Direct mailer went to 10,000 homes in Boynton Beach.

A 30-second video was shown at Cinemark 14 in Boynton Beach, the Cinemark Palace 20 in Boca and Shadow Woods in W Boca Raton. It was aired at every movie showing and viewed more than 1,750 times a week. The CRA was active with social media. The event was on the CRA Facebook and Pirate Fest event pages and reached over 200,000 people. The pages were posted 7 to 10 times per week including vendors, CRA District businesses, vendors and different acts, stunt shows and activities. The CRA partnered with iHeart radio, KOOL 105.4, and the Gator 98.7. They had three billboards on I-95. The website during October had over 76,000 page views and 17,646 were new users. This year the CRA started a new campaign called Pirate Television which was a spoof news featuring Ms. Coppin as the Pirate Fest Maven anchor. They went to different businesses and had a lot of different images of different pirates. The entire campaign reached over 173,000 people. The total shares were 535 times, total comments were 494 and total likes were 3,488. Mr. Hussain advised he is still uploading photos to the Flickr pages and he should be done by the end of the week and will post all on social media.

Vice Chair Romelus noted there were no complaints from vendors, but Susan Oyer said some vendors were not happy about their location as returning vendors got lesser locations than those vendors that were new. She suggested using Ocean Avenue again for higher paying vendors next year. They left Ocean Avenue for business development vendors who have businesses in the CRA District. Ms. Coppin sought clarification and

Vice Chair Romelus recommended speaking to Susan Oyer. Vice Chair Romelus would like to see numbers year over year as far as participation and funds coming in from vendors to show numerically how they are doing each year and if they are in a positive directory. She asked if Pirate Fest is always the weekend leading up to Halloween. This was the first year they had it before Halloween and an analysis was conducted. She suggested always having it the weekend before Halloween. She asked if staff sought partnerships with the Tourist Development Council or the Cultural Council as they provide grants for these types of events. Ms. Coppin advised she will discuss it with Tracy Smith-Coffey and she was aware they partnered with Discover the Palm Beaches.

Board Member Katz suggested in advance of the event next year they reach out to all four breweries in City limits and engage them because they would probably also be happy to create a special beer. Copper Point and Due South have canning lines and they are usually very helpful with the smaller breweries. He was aware all four breweries would love to be engaged and staff can turn it into four different local breweries and a special beer and create a contest. Ms. Coppin commented they reached out to all of the breweries, but not all were interested in offering the craft beer specifically for the event, but the CRA did feature all of them on tap at the event. She agreed to follow up with them.

Board Member McCray wanted to see a spreadsheet from the beginning of the first Pirate Fest to the present. He noted Vice Chair Romelus requested information on the finances, and he wanted to see the breakdown to see year over year if they are improving at the same pace. Board Member McCray asked what Due South did with the left over beer and wanted a breakdown. The photos in the meeting materials on the last page said Boynton Beach CRA and the words were run on together. Ms. Coppin explained it was a hyperlink. Board Member McCray noted it was a presentation and his concern before giving it to the Board was it should be given to him. He was a printer by trade and he did not like the run on words. He was not satisfied.

**B. Holiday Parade and Light Up The Park Event on December 1, 2018, at 6:00 p.m.**

Chair Grant thanked Board Member Katz for his quote in the Coastal Star. Ms. Coppin explained the Holiday Parade is on December 1 starting at 4 p.m. and Light Up the Park will be held from 6 p.m. to 8 p.m. at Dewey Park. At the event, the CRA will light up the Banyan Trees with festive lights, have live music and a visit from Santa Claus. Parking is available at the Old Bank of America lot, and the City was working to secure parking at SunTrust Bank and Journey Church.

Vice Chair Romelus asked if there would be security or Police available for pedestrians to help cross the street and learned Federal Highway will be closed for the Parade.

Board Member McCray asked if there was overflow parking available and learned there was ADA parking just north of the Library. The CRA was not providing transportation

**C. Rock the Plaza on December 8, 2018 from 4:00 pm - 8:00 pm**

Ms. Coppin explained a new event series was being launched in December, which was a business development effort to spotlight some of the local plazas and businesses in the CRA District and to maximize customer outreach. Staff will provide social media assistance to interested businesses located within the designated plazas. The first event will be held at the Sunshine Square Plaza and will have live music by Steeltown Religion and Artikal sound system. Various stores and restaurants will be offering different specials and Facebook and Website will be updated as they receive the specials. Board Member McCray asked if staff had dates for the rest of the plazas and learned they are in the process of working with the plaza owners and management companies to finalize all of the dates. Ms. Coppins anticipated the dates would be available at the end of the month. Board Member McCray was concerned people would know an event would go from plaza to plaza.

Vice Chair Romelus was excited about the initiative as it engages the community and small businesses. She advised she would not be present for the first event, but thought it was a fantastic idea as it helps propel small businesses to a higher level.

**D. 47th Annual Boynton Beach and Delray Beach Holiday Boat Parade on December 14, 2018 at 6:30 p.m.**

Ms. Coppin announced the event and explained the parade route has changed slightly and will start at the Palm Beach Yacht Center and travelling south to the C-15 canal. The Watch party will be at the Boynton Harbor Marina at 6:30 p.m. to 8:30 p.m. and will feature music, a visit from Santa, children's activities, food and drinks available for purchase from Two Georges and staff was also looking for captains and hoped they would register for the event. Staff will be accepting applications through December 10<sup>th</sup>. Board Member McCray asked if Delray was contributing funds towards the event and learned they were providing 50% of the event.

**8. Information Only**

**A. Sara Sims Park Project Update**

Board Member McCray thought the residents in the Heart of Boynton should be updated regarding Item A.

Ms. Shutt will work with City staff who is managing the project and ensure the updates are included in the Utility bills. She read the report as contained in the meeting materials. The project was broken down to different components to allow smaller contractors can be engaged as there will be some wealth building components. To-date most items were bid. There are some other item bids being evaluated such as the electrical bids. The landscape and irrigation bids were issued and due on November 26<sup>th</sup>. There are also

design build bids on the restrooms, which will be awarded by the City Commission on November 20<sup>th</sup>. The City is also awarded the drainage installation and issued a purchase order. The underground utility work was also being evaluated. She hoped for substantial completion in May 2019 and final completion is usually 30 days after that. Board Member McCray commented he passes by the site daily and there is a fence installed, the grounds are torn up and there should have been pictures of what was accomplished from start to the present. It was included in the back up. Chair Grant commented future Sara Sims updates should remain on Old Business as opposed to Information Only and if there are monthly updates, there would be monthly updates.

**B. 2018 Florida Redevelopment Association Report**

**C. Public Relations Articles Associated with the BBCRA**

**D. Public Comment Log**

**9. Public Comments**

*(Vice Chair Romelus left the dais at 7:04 p.m. and returned at 7:05 p.m.)*

Chair Grant opened public audience.

**Woodrow Hay**, 427 NW 5<sup>th</sup> Avenue, spoke about the property the CRA owns at 201 NE 9<sup>th</sup> Avenue. Juana McCloud is living there. It is on old business item C. He will speak then.

A resident from 407 NE 17<sup>th</sup> Avenue, Apartment 101, asked about Sara Sims and understood local individuals would be hired and participate in cleaning up the park, which he has not seen occur, nor has he seen any information about the hiring process for individuals in the local neighborhood. There was no Boynton Beach page. He also commented last week he saw Heart of Boynton signs off the post. He put the sign back on the gray box and he posted it and asked if anyone from the City can put the signs back on the pole where they belong. He commented all the signs on Seacrest Boulevard and the City took two of them. He asked why they were not reinstalled. Chair Grant did not know and appreciated the information. He will ensure they are put back up. He noted youth play at the Carolyn Sims Park. He asked why the park is not kept up on a regular basis like other parks. He explained there are employees in Parks and Recreation who are supposed to take care of the Park just the same as the others. He also pointed out he found a pygmy rattlesnake at the park which he threw into the canal.

Board Member McCray explained Carolyn Sims Park is not a CRA issue as it is a City-owned Park. He noted Assistant City Manager Colin Groff was present and he heard about the park, which he could address. In regard to hiring, Mr. Simon needs to address how to hire low-income individuals and minorities. He was aware one minority business was already awarded a contract to mow the grass. Staff needs to follow through. The

gentleman advised there were no postings on the City website about it. Board Member McCray explained staff has to provide the information to the Board so it could be distributed. He has not seen anything yet.

Ms. Shutt explained the City and Economic Development Department and Engineering/Public Works did have a job fair at the Intracoastal Park Clubhouse. Gary Dunmyer, the City Engineer, was overseeing the bids. Ms. Shutt offered to coordinate with staff to let the Board know how the bids are being disbursed and awarded. She noted only about eight vendors came. Board Member McCray thought it was a waste of time. He agreed to follow through.

## **10. Consent Agenda**

A. Financial Report Period Ending October 31, 2018

B. Finance Department Purchase Orders for amounts exceeding \$10,000 for the month of October 2018

C. Approval of CRA Board Meeting Minutes - September 11, 2018

D. Approval of CRA Board Meeting Minutes - October 9, 2018

E. Approval of Commercial Rent Reimbursement Grant Program in the amount of \$6,346.08 for Taylor Adair Stylist, LLC d/b/a Alchemy located at 640 E. Ocean Avenue, Unit 5

F. Approval of the Purchase and Sale Agreement for a Portion of the Property Located at 1003 NE 3rd Street

## **Motion**

Board Member Katz moved to approve. Board Member McCray seconded the motion that unanimously passed.

## **11. Pulled Consent Agenda Items**

## **12. Public Hearing**

## **13. Old Business**

A. Consideration of Responses to a RFP/RFQ for Redevelopment of CRA Owned Properties within the MLK, Jr Boulevard Corridor

Chair Grant announced he would vote against anything presented today because of the Qualified Opportunity Funds, noting when the RFP was issued, the tool was not available.

The funds could only be used in 8,700 of the thousands of census districts that exist of which the Heart of Boynton was one.

Michael Pecar, Development Director, Neighborhood Renaissance, was present with Executive Director and Project Manager, Terri Murray and Carlos Toledo respectively. He advised their development includes commercial rental apartments and homes for sale. The objective is to increase the availability of affordable housing choices in the Heart of Boynton. The commercial development will bring needed services, goods and programs to the Heart of Boynton.

He advised the project planned for a 9,000 square foot retail/commercial plaza and included a 100-unit apartment community. To the east, south of the Boulevard were homeownership opportunities. They can fit four townhomes as well as two single-family homes. Historically, the Boulevard had single-family homes and commercial. Board Member McCray clarified they had shotgun homes at that time. Mr. Pecar clarified the single-family homes were similar to the homes on the Model Block.

He reviewed the plans for the commercial component and apartments. The apartment complex fronts on MLK, Jr. Boulevard with parking in the rear. To the south, is a large plaza and to the right is the front of the complex. They changed the small building on the left from live/work townhomes to an additional 16 units of apartment rental. The north side of the project has the retail plaza, which is broken up into two buildings, each with 4,500 square feet with a plaza between them to be constructed in phases. They will build Phase I and have an open-air plaza to be used for craft fairs, green markets, retail markets or entertainment venues. The elevation of the apartment community was viewed showing a four-story building, constructed in a Florida Vernacular style with trellises, overhangs and balconies. Along the Boulevard frontage was the community rooms, offices and gym to activate the sidewalk and they have the opportunity to build an additional 2,000 square feet of retail in the building. Visuals of the two retail buildings were viewed from both sides of the street. There will be kiosk opportunities for entrepreneurs and start-ups. There will be outdoor seating with wide sidewalks, and especially the apartment side of the street, the buildings will be set back an additional 12 feet to allow for wider sidewalks and on-street parking and shade trees, which current right-of-way would not allow and two strips of landscaping.

Would like to pay tribute to pioneers in the community and Mr. Pecar noted Robert E. Wells was an original settler who established a church, started a school and had his own grocery store, all on Wells Avenue. They proposed naming the apartment complex the Robert E Wells Manor. They would like to work with others in the community to commemorate other people and events in to celebrate history with a placard or the plaza incorporating history into what happened.

The first phase of the retail plaza is 4,600 square feet with a parking lot and open air plaza. The total development cost is \$1.9 million. To keep rents affordable, which would be about \$1.25 per square foot per month equates to a 1,000 square foot store being



\$1,250 a month for a finished, ready to move in store. A significant subsidy was needed in order for the landlord to operate in that manner. The rent is all the landlord pays and the only thing the tenants pay for is the utilities. The developer pays for all the insurance and maintenance of the building. The rent would support a \$315,000 first mortgage, the land donated, and a lump sum Tax Increment Financing of \$1.2 million and a \$400,000 second mortgage due in 20 years.

Neighborhood Renaissance reviewed several financial structures to finance the apartment community, which he listed in the order that was most favorable to the CRA, and also most difficult to obtain. The first was the 9% tax credits. The second finance option was SAIL financing and the third is CDBG, all from the FHFC. The fallback financing scenario if the CRA wants to build rental housing was to build a smaller project having 60 units using 4% tax credits and TIF financing from the CRA. Mr. Pecar noted their response had a summary of the different scenarios. The first five options on the left did not have 2,000 square feet of commercial space. Columns six through 10 did have the 2,000 feet of commercial space. Line D showed for each scenario, what the project could afford to pay the CRA land on the south side of the Boulevard. Of these scenarios, column one included the purchase of the Bell property; columns two through five reflected the cost of acquiring the land and the DJ Management property. The third component was homeownership. They would build eight townhomes and two single-family homes on CRA land that should sell for \$220,000 in the market, but would require \$40,000 each of subsidy because the cost exceeds the sale price. They plan to work with the Boynton Beach Faith Based Community Development Corporation (BBFBCDC) to hold a job fair, to monitor the hiring by Neighborhood Renaissance contractors by local businesses as well as if there is a need for more employees and workmen. They have a Local Hiring Preference and they would try to provide training to the local residents. He looked forward to, if awarded, completing all the component of their proposal.

Board Member Katz asked how many of the 100 apartment units will be age restricted to seniors. Mr. Pecar explained with the SAIL and the 9% tax credits, the apartments would be for the elderly because the Ocean Breeze East development is already family and Florida Housing Finance Corporation does not want their projects competing against itself.

Board Member Katz advised he was not a fan of trying to restrict housing in the area to seniors as there is a lot of affordable senior housing in the City and if it is restricted, it bars families. Mr. Pecar commented they think there is a lot of potential for opportunity funds. Some national organizations that work with affordable housing, requested the IRS Determination and now they are trying to figure out how to structure the financing. There are already some opportunity zone investments, but they are used for a Dunkin Donuts in an opportunity zone area, or an office building or retail plaza. If that kind of investment and loan was obtained, they could use the 4% and build a non-age restricted project.

Chair Grant confirmed for Board Member McCray that he did not want to award the RFP. He supported both firms making a presentation and giving them 30 days to come back to

the next meeting and provide guidance whether they have an opportunity fund that is willing to invest with them and if not, open it up to the opportunity fund market. This investment tool is due to the 2017 Tax Act. He recalled something similar in 2001 when a cut to dividends to capital gains and long term capital gains and how much savings people had. This was similar because developers would not pay taxes on appreciation of the property for 10 years.

Board Member McCray noted there are members of the HOB present and advised he would not vote for anything tonight until he hears from them that this is what they want. As for naming the complex after Mr. Wells, there are other such families, such as the Meeks and Andrews. They were all subdivisions in the HOB and he wanted the HOB to discuss what they want to name the buildings. He wanted the community to have dialogue and to notify him of their decisions.

Vice Chair Romelus agreed with Board Member McCray, but thought the floor should be opened to public comment after both presentations were made to obtain immediate feedback.

Chair Grant thought with the 4 and 9% tax credits, the CRA was not receiving anything, but if the developer could turn their capital gains into this type of investment, there would be more financing opportunities with the Opportunity Funds. Mr. Pecar commented the funding he saw with the opportunity funds was very favorable when blending the rate compared to bank rates. Mr. Pecar was aware of the program.

Elizabeth Roque, Asset Manager, Centennial Management, introduced team members Paul Milton, Vice President Development and Acquisitions; Brian Herbert of Gallo Herbert Architects and Sophia Nelson representing Merchant Strategies were present.

Ms. Roque explained Centennial Management has been in business over 37 years, and have approximately 4,000 units. They build multi-family homes they own and manage. Their conceptual development was based on the HOB Redevelopment Plan, the feedback they have received from the Board, CRA, and members of the community. The project, Wells Landing, was named after one of the first pioneers and Ms. Roque noted MLK Jr. Boulevard was originally called Wells Avenue. Overall, the plan was a mixed-use urban development plan with Floribbean influences. The project consists of 124 affordable apartment units, 5,000 square feet of retail, approximately 2,500 to 3,000 square feet of covered open-air breezeway, a 2,500 square foot leasing office/clubhouse for the residents, six-foot paver sidewalks, on street parking, street light parking and beautiful landscaping. The developer proposed an art wall for local artists to participate in Art in Public Places program, and the apartment community, which will be named Robert E. Wells and the project will feature a pedestrian-friendly atmosphere with a coffee shop and outdoor seating area. They would like to assist in a façade for the adjacent grocery store with CRA funding. The project integrates history and culture and will create a mixed use community on both sides of MLK Jr. Boulevard and will incorporate porches, metal roofs and a plaque commemorating Robert E. Wells with some Caribbean design

styles, street parking and retail shops. There are residential units and townhomes with opportunities for homeownership on CRA scattered sites. They have a letter from TD Bank to assist first time homebuyers to purchase the townhomes.

Ms. Roque advised the firm was proud to contribute to the goal of revitalization of MLK corridor with a design of residential and commercial uses targeted to benefit local neighbors. There will be over 5,000 square feet of retail on the first floor for casual dining, medical care facilities, barbershops, trendy coffee shops and the firm plans to hire local artists to paint murals on some of the buildings and walls, reflective of the communities culture and history. Board Member McCray noted Adams Barbershop and the Club Continental was along MLK Jr. Boulevard. There was brief discussion the Bells store would be incorporated into the new development.

Mr. Herbert loved the design to revitalize the area and reiterated some of the features of the development. The design created elements to foster a community place, including light bulbs, planters, and tree grates they wanted to enhance the area with community building and the drawing showed the breezeway which could be used as a community event space, providing the opportunity, artists, art walks and incorporating historic elements. They addressed safety through Crime Prevention through environmental design (CPTED) and a well-lit environment. The eyes of the design is on the community as the buildings look towards the perimeter of the space, creating territorial reinforcement of the community by residents watching over the community. People feel safe and there will be surveillance cameras.

Mr. Milton explained they have been able to successfully obtain two 9% tax credits and two SAIL financing awards, which allows them to move faster and buy land with cash right away. They originally submitted 15 options but it was agreed there were too many so they narrowed the options down to three. The financing options was to develop the two contiguous pieces owned by the CRA on the north and south side. To make the south side more functional, they have under contract to purchase four lots from Larann LLC and DJ Management LLC. They also could move forward without the acquisitions, but then three lots the CRA owns become hard to develop and they would lose some space.

Mr. Milton announced if option one is selected, they could close immediately. By acquiring land from private owners, at \$500,000 for one lot and \$875,000 for the rest, they could build 124 units, but they would need about \$870,000 in Tax Increment Financing (TIF) each year. If that option was acceptable to the CRA, they can close immediately because the owners do not want to wait for tax credits or SAIL financing. Centennial would buy the land outright and move forward using the TIF or use options two or three, and try for up to three consecutive years to obtain either the 9% tax credits or the SAIL funding. He noted the CRA could step in at any time step in and indicate they do not want to wait any longer, they would provide the TIF and the project would commence.

The 9% tax credits, was the second option. If successful, the project would be handled the same way as with Ocean Breeze East. There would be no TIF required and they could pay up to \$2 million for the land.

The last option is the SAIL loan, which would require \$266,000 in TIF. In light of what the Chair mentioned about the Opportunity Zones, there are options four and five, which they did not submit, but it would be to move forward with the land owned by the CRA with the same parameters, but not move forward with the private purchases. If this option is used, Centennial could build about 90 units, which needs about \$500,000 in TIF, but the configuration of the lots complicates the layout and the number of units may be closer to 74. They could still move forward immediately, buy the land right away and it would require \$400,000 in TIF. It would result in slightly less units, but less TIF monies.

Board Member McCray asked what would occur if Centennial did not obtain the Larann lots and if Centennial would build around the lots and learned Centennial already had contracts on the lots. Theoretically, Centennial could build up to 90 units with them, but it would be difficult because the access from MLK is narrow. Without them, the development would have 74 units with all the residential units having amenities and community benefits, and retail on the north side. There would be slightly fewer lots on the south side.

Board Member McCray inquired who is responsible for the art wall and for maintaining it. Mr. Milton explained at this point, they do not have the land so they have not decided who would do what and Centennial would not make that choice. They would work with the community. Board Member McCray asked the HOB community to speak with him and share their choices. They want to continue what they start.

Vice Chair Romelus asked if they have apprehension about moving forward with the 9% and thinking they will not be awarded due to its proximity to Ocean Breeze. Mr. Milton responded they may have to consider that and it may force the project to be a senior project. Each year, the FHFC goals change so it is hard to say what the focus would be.

Board Member Katz asked if it would diminish the chances of getting 9% if the project is perceived to be similar in close proximity and learned it would because it is within a certain distance. He explained this is the first year and they would have to submit with elderly and if not successful, the proximity issue would disappear. Mr. Simon commented the difference was the time period between the application and the award. The next application with any project is the determining factor. The further the distance between applications, the more likely it is to have multi-family because it is a multi-family award. Mr. Milton agreed because it only ensures a certain development gets stabilized without immediate competition from next door. It will affect the upcoming cycle, but then it will no longer be the case.

Vice Chair Romelus noted Centennial was awarded 9% tax credits in 2018. She asked if the next application was won, they would not be applying until next year. Mr. Milton

explained they would have to apply for a different demographic next year, which was for elder housing. Mr. Simon pointed out if the Board's decision was to use 9% it would apply. It would not apply with another funding source. Mr. Milton commented they could move forward with any of the TIF options obtaining the private land or not. Vice Chair Romelus was not in favor of the senior apartments and favored having a multi-family housing preference.

Vice Chair Romelus asked Mr. Milton to detail what he meant about building townhouses in partnership with the CRA. Mr. Milton explained their plan focuses on the multi-family rental portion, but if they are awarded, they would work with the CRA and build townhouse developments for ownership on the scattered lots owned by the CRA. Vice Chair Romelus commented based on their prior presentation two months ago and the current presentation and asked if they saw the difference in the reception of the presentation today from the Board and the audience and learned he did. Vice Chair Romelus explained she had been looking for the excitement and buy in of the project they did not have at the last presentation and this presentation. She thought the buy in was what was needed to make the project successful and not the square footage because if the community is not excited about the project, the project will not be endorsed by the community.

Chair Grant asked if Centennial ever converted apartments to condominiums and learned they had not. Chair Grant thought, as a downside, there was no opportunity for the equity to remain in the community, which was problematic for him. Centennial is based in Hallandale Beach, which meant all the ownership was outside of Boynton Beach. He favored ownership of MLK Jr. Boulevard to remain with Boynton Beach residents and did not want to move forward with the proposal unless it did.

Board Member Katz understood with the 9% tax credits, the Board would need to differentiate the two projects. He asked if the same logic applied to the SAIL funds, having to use senior housing and learned it did. Mr. Milton explained that was why he dropped off the additional pro forma. The tax credits and SAIL options are cheaper but, the TIF only options were the options they could move forward with immediately. Vice Chair Romelus asked if waiting one year would eliminate those requirements for the senior housing, and Mr. Milton explained it was not guaranteed. It depended on how FHFC used the stabilization and how long the stabilization would apply. She understood the concept but it would not translate into an exact number of months or percentage of occupancy of units, and FHFC removing them from the list. Vice Chair Romelus inquired if the Board had to decide to create senior housing for the 9% or 4% tax credits, if they are barred from using outside funding sources. Mr. Milton explained the SAIL and 9% funding options are restricted. If they use the TIF only route, they can still apply for tax-exempt bonds and 4% tax credits as they had no restrictions at all. Those scenarios were numbers 1, 4 and 5.

Option 1 is to buy private lots and build 124 units including bond and 4% credit funding, but the CRA would still need \$873,000 in TIF funds annually for 15 years. Options 4 and 5 had fewer units less TIF or more units more TIF.

Chair Grant asked, regarding Opportunity Zone Funds, and the financing developer contribution of \$1.375 million and if he uses capital gains, he will not have to pay taxes on the capital gains for 10 years. Any appreciation on the \$1.375 million would not be taxed and he would receive a reduction of 15% if he kept it for those 10 years. He noted the information was received in late October and because the location was in an Opportunity Zone, he could not select a developer without some opportunity funds being involved. The access to capital is amazing because the developer would get them at a reduced rate than could be borrowed from a bank.

Vice Chair Romelus asked if Mr. Milton could research Opportunity Funds as they were not familiar with it and they will look into it. It is fairly new program, but he was unsure what issues or complications come with it. If the concern is the timeline, the Board could consider TIF only, but they will look into it.

Board Member McCray requested Mr. Simon meet with Willie Aiken, President of the HOB Association, and bring copies of the proposals to the community before the next meeting.

Chair Grant opened public comments on the presentations.

**Tony Robin**, 407 NE 17<sup>th</sup> Avenue, Apt 101, asked the second developer what the economic benefit, employment and management of retail would be in the community. Chair Grant explained they would not be able to answer right now, but the Board was interested in his questions and comments. Mr. Robin asked if there was a local hiring preference. The community benefits in the future and learned it could be required. Board Member McCray recommended Mr. Robin meet with his association and share his concerns with Mr. Simon.

No one else coming forward, public comment was closed.

### **Motion**

Board Member McCray moved to table and the two developers research the Opportunity Zone Funds to help with the investments of the property for 60 days to the January meeting. Board Member Katz seconded the motion.

Board Member Katz asked what happens at the end of the 60 days. Chair Grant explained there will be community meetings with Mr. Simon and the HOB Association to review both proposals to receive input regarding what they would like to see and the pros and cons of each project. The information will be brought back to the Board in 60 days and concurrently, the proposers will have 60 days to explore the Opportunity Zones.

Board Member Katz queried what the Boards decision would be if nothing comes back with regard to the Opportunity Zones. Chair Grant recalled the Board was not happy with either developer options when it issued the RFP last summer and staff redid the options.

He thought they received better options this time. A question was posed if Board Member McCray's motion was to include a meeting with Mr. Simon and the community and if the developer had to attend. Board Member McCray clarified he wanted to leave the developers out of the meeting. The HOB Association would convene and they would convey to Mr. Simon the pros and cons of the development. The developers only have to review the finance.

Willie Aikens, 726 NE 1<sup>st</sup> Street, President of the HOB Neighborhood Association, introduced himself to the developers and commented the neighborhood needs to have a voice. He thought the developers should come to the community first and he would be happy to meet with them.

### **Motion**

Board Member McCray moved to table for 60 days to give the developers the chance to look at financing through Opportunity Funds and the Executive Director have a community meeting with HOB Association. Board Member Katz seconded the motion.

Mr. Simon requested clarification on the discussion with the HOB Association President and public meeting with other members of the HOB Association on the pros and cons of the proposals and received confirmation the meeting was not designed to be a public input meeting with developers and the public asking questions because it is still part of an RFP/RFQ process.

Mr. Simon also sought clarification for the respondents, if during the 60-day period, both respondents find zero effect or connection to an Opportunity Fund, they will both come back and that will be their report.

Chair Grant noted the first time, Centennial provided 13 different options and then reduced it to 5 and the Board also received different options from Neighborhood Renaissance. They did not have any notice, after submitting the second proposal, to seek opportunity funds with guidance from the IRS, which was why they requested 60 days as they may want to research it further.

Mr. Milton made a serious correction and advised when you qualify for 9% tax credits and you qualify for the local government area of opportunity, which was what they did for Ocean Breeze East, they are not subject to the distance limitations of Ocean Breeze East. If done the same way and the developer received the bigger local government contribution, they can do the family 9% tax credits without regard to proximity to the other property. There would be no requirement to make it elderly or senior housing.

Board Member Katz explained if put to a decision today, absent the 60-day tabling based on evaluations and merits of the project, he would push for Centennial. He was happy to hear 9% is not diminished by the prior project they were awarded. He requested both groups do their best to come up with something regarding Opportunity Zones, because if

he had to vote, he would vote for Centennial to seek the 9% tax credits, even with the TIF funding as the exclusive funding mechanism. The CRA invested heavily in Town Square and he had no problem at this point, subject to negotiations with CRA staff to go in for that substantial amount of money under the TIF Financing.

Vice Chair Romelus commented, since it is 2 -2 Board, if there is an opportunity to bring in money, the parties should pursue it. She was also ready to make a decision tonight and she agreed with Board Member Katz's comments in favor of Centennial. She still would like to see more opportunities for homeownership for families, but it could be addressed as they build out MLK Jr. Boulevard.

Board Member McCray would not have voted for either firm without input from the HOB. Invested citizens should have a voice. Chair Grant favored Neighborhood Renaissance for its 9,200 square feet of commercial space. He commented affordable homes need work nearby and he did not want the property to be owned by someone who does not live in Boynton Beach. The retail shops and all of the apartments would be owned by someone outside and he wanted the ownership of MLK Jr., Boulevard should still remain in Boynton Beach. If it is not possible at the beginning to allow for a transition program for the property to be sold later on.

Board Member Katz commented he will not support any project that is restricted to seniors. He understood about ownership opportunities but thought neither company, unless they return and state otherwise, has expressed the ability to build multi-family units/condos and sell them off. He did not know if it was feasible.

### **Vote**

The motion unanimously passed.

### **B. Social Media Outreach Program Report**

**Renee Roberts**, Social Media and Communications Specialist, announced she began in April and since then there are 53 businesses that are registered for the social media outreach program. Thirteen of the businesses were added since April and 93 businesses, in total, have been visited within the CRA District. A new component of the program is the Evaluation and Organization of the businesses into beginners, intermediate and advanced levels based on demonstrated experience with social media. She also has created training modules. She held the first group training session on July 24<sup>th</sup>. Ten businesses were registered and she assisted connecting Businesses to local blog writers and social media influencers to increase their exposure on social media. Another element is initiation of two special social media campaigns: one during Small Business Week in May, which resulted in 9,665 total reach and their Beat the Heat Boynton Beach Summer Campaign at #beattheheatbb, to promote local business during the summer and try to drive engagement on the CRA pages.



Other projects included making a presentation at the FRA. A special session was held on the Social Media Outreach Program (SMOP) with Ms. Shutt and Ms. Utterback and Ms. Roberts also assisted local CRA Businesses for the Haunted Pirate Fest and during the festival she handled the CRA and Pirate Fest social media during the event to help the events team. Upcoming projects included the GIS mapping of businesses to ensure staff is reaching out to all businesses equally and they are tracking the businesses that were visited and the ones that come in based on Business Tax Receipts. She is also assisting with the Rock the Plaza event, creating press kits and a Social Media 101 packet for businesses. She will visit the businesses two weeks prior to the event to build momentum on social media and she is continuing to develop training modules and was working on the beginning and two further intermediate models. She teaches the business owners how to run their own social media. Chair Grant requested the statistics on the "likes" when the program started, what the "likes" are now. Ms. Roberts explained she did not have the data now, but could obtain it for the Board. She will look at the website and they will provide the results on the next quarterly report.

**C. Discussion and Consideration of Lease Terms for the Property located at  
201 NE 9th Avenue**

**Woodrow Hay**, 427 NW 5<sup>th</sup> Avenue, was present on behalf of Juana McCloud. She called him and explained her situation. Mr. Hay explained Ms. McCloud is bed ridden, but not inactive. She asked for an extension more than once and is actively trying to find another place to live. The Board is within its rights to terminate the lease, but he appealed to the Board on the compassionate side as she was a part of the community for some time. Ms. McCloud only has \$903 a month for income. He visited her today with a list of places she has been calling with the name, address, phone and result. He advised rent starts at \$1,800 and there is a waiting list. She is actively trying to find a place to live. There is no immediate plan, as they got a 60- day extension. He will be involved and he reached out to Kimberly Bush, CEO of P2P, and she shared some ideas how to help this individual. He requested the Board work with them to see what they can do for the long-term resident of Boynton Beach.

Chair Grant explained they did not make a decision on the MLK Property and it would not be good if they pursued an eviction and she has not paid November's rent. She is considered a hold over. The holidays were approaching and he suggested giving her a 60-day extension with the contingency if she does not pay the November rent, she cannot stay for December. He thought rather than trying to evict her, the Board give her a minimum of \$1,500 as a security deposit for successfully leaving the property. They are paying her back some of the money she paid to the CRA since she took ownership in March.

Board Member McCray explained she provided a letter to the Board and the CRA has been working to assist her. They have a stack of information and have been making phone calls on her behalf and have given several extensions. He advised P2P will work with her and was glad there was someone viable working with her. He agreed with Chair

Grant's suggestion. Board Member Katz had no problem with a 60-day extension pending payment for rent, but in 60 days when the item returns to the Board, she needs to agree if there was still no remedy and the Board moves forward, to vacate in 30 days, for a total of 90 days. If the RFP is awarded in January she could leave at the end of January. He favored giving 60 days plus the 30 to vacate. Chair Grant agreed. Some payments returned to the tenant, which would alleviate some financial burden. If she does not leave in 60 days, she would not receive the \$1,500 relocation. Mr. Simon suggested selecting a date certain to vacate and there was agreement she could stay until January 31<sup>st</sup> with the stipulation that any sort of moving assistance of \$1,500 would expire on January 31<sup>st</sup> if not used.

### **Motion**

Board Member Katz so moved. Vice Chair Romelus seconded the motion that unanimously passed.

### **D. CRA Cottage District Project Update**

Mr. Simon had several meetings with Neighborhood Renaissance and staff and city staff to go over various site plan options based on the Board's direction how they would like to see the project change from the original submission and things are going well. Staff is on schedule to bring a concise report of what they decided to propose and have another presentation at the 90-day mark. Board Member Katz liked the project and looked forward to seeing what comes out of the negotiation. Chair Grant hoped the mango and shade trees would be saved and felt they added a lot of value.

### **E. Project Update 211 E. Ocean Avenue**

Ms. Shutt explained the Board researched the cost to relocate the Magnuson House. The preliminary cost is \$78,000 physically moving the building. There are utility, maintenance and traffic costs, which amount to about \$125,000 in total to move to the Cottage District. Chair Grant asked if it would be much more expensive to move the home two miles and learned it depends on the utilities in the right-of-way and how wide the right-of-way is. Seacrest Avenue has a pretty large right-of-way, and the cost is contingent if the road is a state road, versus a local and county road as it pertains to the policing when the structure is moved and the FEC tracks. Chair Grant asked if staff issued an RFI. Ms. Shutt explained since the building is a contributing historical building, staff would like to solicit input from the Historic Resource Preservation Board. Staff will provide an update at the December 11<sup>th</sup> meeting.

The CRA paid \$850,000 for the building and now another \$125,000 will be spent totaling \$975,000. Demolition would be between \$15,000 and \$20,000. Board Member Katz agreed with Board Member McCray the CRA invested heavily in the property. The bulk of the value is in the land and not the building itself. Board Member Katz would not vote to relocate the building unless the price was reduced to at least the \$50,000 range and

he did not see saving the building with no particular plan. He thought an interested party may contribute to the cost of relocating it.

Chair Grant understood and commented the building needed a lot of upkeep and it would be a labor of love for whoever owns the building, but it is a historic building and the CRA does not have a place for it. It is not necessarily an extremely viable commercial location for the structure. He thought unless someone wants to work with them for the house, he did not see keeping the house is the best use.

Mr. Simon understood at the November 26<sup>th</sup> meeting to have an honest and frank discussion with the Historic Resource Preservation Board to see if they could find someone to accept the house. He did not want to catch the community off guard with the Board's desire to see if they could find someone to accept the house. He requested the Board allow him to bring information back to the Board at the December meeting, if the Historic Resource Preservation Board response is one that he feels is important to bring back to the Board before they issue a letter of interest. If the Board has a conflict, he would bring it back to the Board at the December meeting and get further direction. If the HRPB understands the position the CRA is in, it would have to go through the Board anyway. Chair Grant asked if the CRA Board could take a tour of the home and learned they could. Vice Chair Romelus would like to hear the comments from the HRPB and wants the public to weigh in to see if there is someone interested to take over the home. She wanted to obtain the feedback and preserve history.

#### F. Project Update for 480 E. Ocean Avenue

Mr. Simon explained the timeline for the sale of the Building to the new owner, Ocean Avenue Pride. They completed the project and obtained a Certificate of Occupancy in November 2017. March 8<sup>th</sup> the project was finalized from the City and since March 8, 2018, the owner was attempting to find a broker to find a tenant. The original tenant, the Dining Room fell through. He was seeking a new tenant. There is no reversionary clause in this sale, but the CRA can pull back the property due to lack of activity, but the CRA did have a first right of refusal if the current owner decided to sell. Staff was promoting the property. He feels the asking price per square foot is extremely high, which he thought was a deterrent. Chair Grant suggested asking the developer why he is charging \$61 a square foot. He favored investigating if the CRA could get the property back and a lower price and if he can provide the documents, he thought the Board may want to consider purchasing the property.

Board Member Katz does not want the CRA to acquire the property. If they buy it back and pay for the upgrades, the CRA will have losses. He thought the Board washed their hands and he did not want to vote to reacquire it. Board Member McCray agreed. Chair Grant noted because there is no reverter clause, but the CRA does have their certificate of occupancy, the building could be vacant for decades and the Board would have the right of first refusal. He asked if the Board was fine with getting the amount and price of the square foot. It was noted the asking price was \$350,000. There are probably some

concerns by the tenants while looking at the site with the activity on Ocean and the Town Square, and in comparison to the rents that is being asked, it is a big risk for the tenant. Staff will apprise the Board of any movement.

**G. Neighborhood Officer Program 4th Quarter Report for FY 2017 – 2018**

Sergeant Diehl reviewed his report for the summer months and they primarily focused their attention at the Carolyn Sims Center. There were two different summer camps held: one each outside and inside. He tried to facilitate both. He personally donated baseballs to the outside camp and for the inside camp, he donated the Italian Ices for the kids from Board Walk Ice Cream. Fridays were Icy Fridays and they met nutritional values. They had the segways. As the summer wound down, they switched to the Back to School mode and teamed up with a realtor who donated 40 or 50 backpacks. Sergeant Diehl got another 25 and they were handed out at Galaxy, Poinciana and other schools. They attended several Habitat for Humanity events.

Pictures of the officers revitalizing Boynton Beach High School were viewed. They teamed up with the Boynton Beach High School last year and this year was the second year they participated in sprucing up the High School for the upcoming school year. Activities for the first quarter 2018/2019, they will be at the Carolyn Sims Center on Saturday handing out 65 turkeys to local schools. There are 10 needy families from Rolling Green, Poinciana, Galaxy, Forest Park each, 15 from Congress Middle School and 10 from P2P. Then they will concentrate on Christmas. He thought it was a productive quarter.

Board Member McCray asked when would Officer Rivera return and learned she was supposed to return just before the Pirates Fest, but then another update was given for November 5<sup>th</sup>, but he has not heard anything further. She had surgery on her foot and she has to receive medical clearance. Board Member McCray noted he went to Poinciana Elementary School. He saw the segway and asked if it was the programs and learned it was. He thanked them for providing a detailed report and was waiting for the Chief's report to see what changes, if any, he would recommend to the program. He commended them on an exceptional job. Staff at Carolyn Sims have let them use space at the Center. As the Ocean Breeze East site is developed, office space in the building was designated for them. Sergeant Diehl spoke about finding a coral snake in the back football field, which they took care of. He noted every Wednesday they hold Sweat with a Cop and they changed the program to Sweat/Read with a Cop based on an idea from Frank Ireland. When the youth arrive on Wednesday, they show them what a snake look likes. The youth color the snake and they introduce different animals. The artwork is displayed at the Center.

Board Member Katz thought it was great education being used to inform youth about poisonous snakes and they were collaborating. Board Member McCray agreed.

**Motion**

Board Member McCray moved to accept the report. Board Member Katz seconded the motion that unanimously passed.

**H. Consideration of Amendment to the Interlocal Agreement for the  
Neighborhood Officer Program for FY 2018 – 2019**

**Motion**

Vice Chair Romelus moved to approve for another year. Board Member Katz seconded the motion that unanimously passed.

**I. Update Regarding Options for 110 NW 6th Avenue**

Mr. Simon extended an invitation to Ms. Steele at Galaxy to discuss partnering with the CRA and City for some garden improvements or tree landscape or greening improvements to the property listed above. The property is adjacent to property owned by the City that is a community gardens. He advised it was a good meeting. It was thought the school and Poinciana are spread thin with the scrub and actual vegetables, and they are hard to maintain and hard to get volunteers. She suggested planting butterfly plants or green space and the community greening could grow some native fruit trees, be a community garden, but not a vegetable, as it would be easier to maintain. The Women's Garden Club also donates time to the existing garden. Staff sought further direction to keep the CRA property as a single family lot or to bind the two lots together into a larger green area.

Board Member McCray favored keeping the property as a single family lot. The children have to be transported, there is liability and there once was a home there. Chair Grant asked if it could fit the Magnuson House. Chair Grant liked the community greening aspect and the garden club maintains the property next to it. program it for the trees. Mr. Simon noted it is an odd shaped lot that could not support a house by itself. The property at 110 NW 6<sup>th</sup> Avenue could accommodate a home. Chair Grant thought if the CRA did decide to put a home on the property, it should be opened to an RFP or use it for Ocean Breeze. The Boynton Beach Community Development Corporation or Habitat for Humanity could use the lot and there was agreement staff would seek responses.

Vice Chair Romelus agreed the property could be acquired as a single-family home lot or could sell it as a single-family home.

**Motion**

Vice Chair Romelus moved to allow CRA staff to investigate how to best dispose of the property under the guidelines of the Statute for building an affordable single-family home. Board Member McCray seconded the motion that unanimously passed. The motion passed 3-1 (*Chair Grant dissenting.*)

Attorney Rossmell requested authorization for the Chair to sign the agreement with Ms. McCloud before bringing it back to the Board.

### **Motion**

Board Member Katz so moved. Board Member McCray seconded the motion that unanimously passed.

## **14. New Business**

### **A. Consideration of 2019 CRA Board Meeting Dates**

Mr. Simon reviewed the three changes which pertained to Yom Kippur, local Municipal Elections and the December 11<sup>th</sup> meeting next month due to lack of a quorum. Chair Grant asked if the CRA is required to meet a certain number of times. Mr. Simon explained the 90-day window staff was given to work on the Cottage item would have to be extended and heard in January instead of December. It would not affect development of any kind. This pertained to Future Agenda Item B.

**Colin Groff**, Assistant City Manager, would like to move the parking agreement for the contractor for Town Square. Mr. Simon explained the Board had directed staff to present the temporary agreement to the developer with the Board's requirements for security and sod afterwards. Mr. Simon was unclear whether he was given the authority to sign the agreement and learned he had not been authorized but the Board would do so now based on approval from Legal.

### **Motion**

Board Member McCray moved to approve the temporary use agreement for 106 NE 3<sup>rd</sup> Avenue and 211 E. Ocean Avenue to give authorization for the Executive Director, Michael Simon to sign. Chair Grant seconded the motion that unanimously passed.

The December meeting is cancelled and staff will notify the public.

A meeting date for Yom Kippur will be a future agenda item and the March date would be pushed to the 13<sup>th</sup>.

### **Motion**

Board Member McCray moved to approve. Board Member Katz seconded the motion that unanimously passed.

Mr. Simon spoke about the Community Caring Center property, noting the item lagged because the CRA Advisory Board has not had a quorum for the last two meetings. The Board is down a member and two members had a conflict of interest and had to recuse

themselves. Chair Grant thought even though the individuals on the Board could recuse themselves on the vote, but the meeting is still considered a quorum and a recommendation can be made.

Board Member Katz recalled the Community Caring Center was looking for the CRA to make a million dollar investment in the new facility, in addition to the land swap and the purchase of the land. He questioned if the amount has been reduced and about its status. Mr. Simon explained their new proposal is less than that consisting of the acquisition and a total of \$550,000 from the CRA, which breaks down to \$200,000 for the acquisition of the existing property, and \$350,000 for relocation and development funding for their new center which was reduced from a 10,000 square foot project to a 5,500 square foot facility which was what the CRA had initially worked on.

Mr. Simon suggested an option is to remove the item from the CRA Advisory Board and bring it to the Board and then send it back to the CRA Advisory Board or leave it on the agenda as a pending assignment for the Advisory Board. Board Member Katz thought the decision to be made is how much they want to invest and the CRA Advisory Board recommendation would not change his mind on what he thinks is the appropriate threshold of investment. He thought it may as well come back to the Board to see the numbers. Chair Grant wanted to discuss it in January, which gives the CRA Advisory Board two opportunities to make a recommendation. If they do not hear it, it will be removed.

Board Member McCray asked why the square footage was reduced. Mr. Simon advised it was and there were many other issues such as lack of square footage, the Villages project and the incubator would no longer be there which would be part of the next project on 3<sup>rd</sup>. Ms. Shutt explained it was important for them to move the incubator and their last proposal was more comprehensive where they were putting the non-profit component with the kitchen. Staff felt the kitchen and office space could be located elsewhere in the CRA District. The important thing was to relocate the incubator and get the incubator moving. Chair Grant asked if there would be a restaurant in the incubator. Staff did not know and it was something staff would like them to present. It was the CRA's desire to have the incubator space that currently has the restaurant move with them, or have some form of it. Chair Grant noted the CRA had provided significant funds to build out the incubator space and they own all the equipment. It would behoove the CRA not to let the Community Caring Center lose that.

Board Member McCray thought they were trying to move everything into one space. Ms. Shutt explained initially they tried to build a two-story building to include the social service component and the incubator. Because of what is occurring, they do not need the social service component office and their main focus is to try to get the incubator going. The initial project was the 5,000 square foot project. It grew to 10,000 square foot which would require a lot more money, and from that later meeting, the Community Caring Center reassessed the entire proposal and what it would take to build it, how much funding they can get from other sources besides the CRA.

## **Motion**

Board Member Katz moved that whatever the Advisory Board does, the item will come back to the Board in January. Board Member McCray seconded the motion that unanimously passed.

## **15. CRA Advisory Board**

A. CRA Advisory Board Agenda - November 1, 2018

B. CRA Advisory Board Meeting Minutes - October 4, 2018

C. Pending Assignments

1. None

D. Reports on Pending Assignments

1. Consideration and Discussion of the Letter Submitted by the Community Caring Center Boynton Beach, Inc. (CCC), for their property located at 145 NE 4th Ave, Boynton Beach, Florida **Tabled (8/2/18)**

E. New Assignments

## **16. Future Agenda Items**

A. Consideration of the Temporary Use Agreement for 106 NE 3rd Avenue and 211 E. Ocean Avenue for Parking during the Construction of the Town Square Project

B. Discussion and Consideration of Amendments to the 2016 Community Redevelopment Plan, Modifying Future Land Use Recommendations for Properties Located in the Federal Highway Corridor District South (Totaling Approximately 5.7 Acres), Correcting Errors in the Heart of Boynton District, and Updating the Implementation Guide

C. Discussion of the Goals and Objectives of the Neighborhood Officer Program for Fiscal Year 2018-2019.

## **17. Adjournment**

All were wished a Happy Thanksgiving.



There being no further business, Chair Grant moved to adjourn, Board Member Katz seconded the motion that unanimously passed. The meeting was adjourned at 9:34 p.m.

  
Catherine Cherry  
Minutes Specialist