

**SPECIAL/WORKSHOP MEETING  
OCTOBER 11, 2011**

A Special/Workshop Meeting of the City Commission of the City of Delray Beach, Florida, was called to order by Mayor Nelson S. McDuffie in the First Floor Conference Room at City Hall at 6:00 p.m., on Tuesday, October 11, 2011.

Roll call showed:

Present -                   Commissioner Thomas F. Carney, Jr.  
                                  Commissioner Jay Alperin  
                                  Commissioner Adam Frankel  
                                  Commissioner Angeleta E. Gray  
                                  Mayor Nelson S. McDuffie

Absent -                   None

Also present were -     David T. Harden, City Manager  
                                  Brian Shutt, City Attorney  
                                  Chevelle D. Nubin, City Clerk

Mayor Nelson S. McDuffie called the workshop meeting to order and announced that it had been called for the purpose of considering the following Items.

**SPECIAL MEETING AGENDA**

1. **RESOLUTION NO. 39-11:** Consider approval of Resolution No. 39-11 to authorize the sale of Delray Beach Water and Sewer Revenue Refunding Bonds, Series 2011B.

Ms. Rebecca O'Connor, City Treasurer, presented this item and stated the purpose is to refinance the 2007 Water/Sewer Bonds.

Dr. Alperin moved to approve Resolution No. 39-11, seconded by Mr. Frankel. Upon roll call the Commission voted as follows: Mr. Carney – Yes; Mr. Frankel – Yes; Mrs. Gray – Yes; Mayor McDuffie – Yes; Dr. Alperin – Yes. Said motion passed with a 5 to 0 vote.

Mayor McDuffie adjourned the Special Meeting at 6:03 p.m.

**WORKSHOP MEETING AGENDA**

1. **Discussion of the Greater Delray Beach Chamber of Commerce Relocation**

The City Attorney presented this item and stated the Community Redevelopment Agency (CRA) and the Chamber of Commerce has not approved the agreements yet. The agreements are being brought to the Commission first for review. The City Attorney explained the agreements as well as the amendment which provides that the CRA will fund the interior build out of the space up to \$475,000 with the Chamber to pay the remaining balance and oversee construction. The Lease Modification Agreement term remains the same. He also addressed an annual fee regarding maintenance of the exterior space, language that includes that if the city wants to relocate the Chamber then it has the option to do so.

The Interlocal Agreement addresses the amount the developer was to pay back to the city. Mr. Shutt discussed TIF dollars-the property/parking space would revert back to the city. The city would receive 50% of the TIF funds.

Dr. Alperin disclosed that he is a member of the Chamber of Commerce Board and has checked with the City Attorney and he does not have an ethics issue and can speak on this item.

Mr. Carney stated he would like to make sure that the monies are not going to a single tax district versus the city as a whole.

Mrs. Gray asked when the developer is scheduled to close on this property and why the city cannot wait on this since the developer has responsibilities.

Scott Porten, Chair of Governmental Affairs for the Chamber, explained why the Chamber is ready to move.

Mrs. Gray asked what is the Chamber's risk and since they are a 501(c)(6) and are considered private, why should the city pay for their move.

Mr. Frankel stated the city needs to do whatever we can to move this project along.

Mr. Carney asked about the agreement language.

Mayor McDuffie stated he is not sure when the developer will come in. However, he supports this. He thanked City Attorney Brian Shutt, Mr. Carney, and Mr. Porten for all of their work on this.

It was the consensus of Commission to move forward with the relocation of the Chamber of Commerce.

## 2. Status Report on Parking Study Implementation

Scott Aronson provided an update via PowerPoint of the immediate, short term and long term goals of the parking study implementation. He reviewed what tasks have been completed, what tasks are in-progress and what tasks are currently unachievable. He discussed what Public Works, Parks and Recreation, the Finance and Police Departments contribute towards parking. He also reviewed equipment costs and estimated annual revenue. He explained the options related to parking and the combinations of parking for different Downtown areas.

Dr. Alperin asked if a study has been done regarding who is actually parking on Atlantic Avenue.

Mr. Frankel stated it is mostly the employees of the businesses.

Mr. Aronson discussed parking and enforcement. He stated it is enforced less in the evenings than in the daytime.

Mr. David T. Harden, City Manager, stated we may look into technology that goes by tag number instead of chalk.

Mr. Carney asked about the merchants and hours of enforcement. He stated we need to address the employee parking there. He would like to see equal treatment from Swinton Avenue to A1A.

Mayor McDuffie stated he agrees with options 3, 4, 5, and 6. He feels the merchants know more regarding the parking issues than the Commission does. Regarding parking, he stated we have issues with how to move employees off of Atlantic Avenue. He reiterated all stakeholders need to be involved.

Dr. Alperin asked that staff look at what this is costing the city.

Mrs. Gray asked if there are any lots in mind of where we would put employees. The city manager stated we have looked at vacant properties for this.

Mayor McDuffie stated the city should take a Saturday and invite everyone to Old School Square. The city manager stated a facilitated charrette will be a good approach and staff will look into this.

Commission thanked the downtown merchants for their involvement.

3. **Old School Square Garage Valet Parking Program**

Scott Aronson presented this item and discussed staff's proposal regarding the main floor of the parking garage. He also discussed specifics of the valet proposal: times of operation, staffing, hours of operation, costs and seasonal adjustments.

Dr. Alperin asked about the 24,000 cars per year utilizing the queue.

Mayor McDuffie stated it equals out to 66 cars per day.

Mrs. Gray asked are we considering doing anything with the Federspiel Garage.

Mr. Frankel asked why the city is giving away valet parking spots all up and down Atlantic Avenue. He stated he would like for staff to look at this regarding expanding 32 East.

It was the consensus of the Commission to pursue this.

4. **Billing Vacant Properties for Utility and Garbage Service**

Mr. David Boyd, Finance Director, discussed utility and garbage services explaining that each service has a separate ordinance that governs what the city can charge. He reviewed charges for vacant properties. The City Manager stated we pay Waste Management whether anyone lives on the property or not. Mr. Boyd also discussed sewer charges as well as water charges.

Dr. Alperin stated this needs to be made clear to property owners that we are passing the city's costs to them.

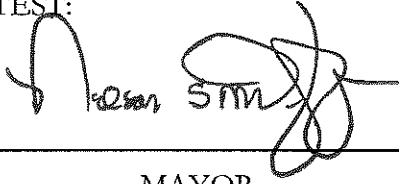
Mr. Carney asked how many properties are being charged and if foreclosures' water charges are handled in accordance with Florida Statutes Chapter 159.

Commission stated they understand the charges better now.

Mayor McDuffie adjourned the Workshop Meeting at 7:57 p.m.


  
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City Clerk

ATTEST:



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MAYOR

The undersigned is the City Clerk of the City of Delray Beach, Florida, and the information provided herein is the Minutes of the Workshop Meeting of the City Commission held on Tuesday, October 11, 2011, which Minutes were formally approved and adopted by the City Commission on November 1, 2011.

  
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City Clerk

**NOTE TO READER:** If the Minutes you have received are not completed as indicated above, this means they are not the official Minutes of the City Commission. They will become the official Minutes only after review and approval, which may involve amendments, additions or deletions to the Minutes as set forth above.