

May 24, 2017

Mr. Reginald A. Cox
Chair
Delray Beach Community Redevelopment Agency
20 North Swinton Avenue
Delray Beach, Florida 33444

Mr. Jeffrey Costello
Executive Director
Delray Beach Community Redevelopment Agency
20 North Swinton Avenue
Delray Beach, Florida 33444

Re: Proposed CRA Changes (re Regular City Commission Meeting of 05/16/17)

Dear Mr. Cox / Mr. Costello:

While not the preferred way to address the City Commission-CRA relationship, the route taken is, perhaps, less important than the destination and regardless of the tumult leading up to the discussion, the outcome was an overdue, honest and productive public conversation. Through the expression of differing points of view a common theme again emerged, similar to what exists in many city departments, organizations, agencies and institutions: that significant change - from how things were done in a different time to how things must be done differently today - is absolutely essential for the continued progress and vitality of our city. In short, we cannot sustain dated, ineffective traditions over optimal outcomes.

Although our CRA is an independent agency; a creature of statute, it is an agency of the city, and by extension it's authority and board constituency is derived entirely from the city commission. In that regard, it is entirely consistent with the CRA's legislative mandate that CRA policies remain consistent with city policies adopted by the city commission.

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To that end, I offer the following suggestions, most articulated during the last city commission meeting, as a condition of my support of the CRA continuing its important role as an independent board, to wit:

1. To the extent possible, City staff will advise CRA staff well in advance of both budget presentations of the capital improvement projects that are city priorities within the CRA district, which should then become CRA funding priorities, subject to the limitations set forth in Sections 163.330 – 163.463, Fla. Stat. and the CRA Redevelopment Plan;
2. CRA budgets will no longer allocate funds within a fiscal year that cannot reasonably be used within the same fiscal year;
3. CRA budgets will include a reasonable contingency amount, expressed as a percentage of its total fiscal year budget, that can be used only for infrastructure emergencies and public safety expenditures related to same that has concurrence of the city manager;
4. The practice of approving third-party funding requests previously (and recently) denied by city staff and/or city commission shall not subsequently receive CRA approval, unless such city staff/commission denial is accompanied with a city staff/commission recommendation for CRA funding;
5. RFPs for the sale of public land in excess of one (1) acre are to be reviewed by the city attorney and city commission for input prior to public advertisement/issuance;
6. Consideration should be given to amending CRA By-Laws such that all board members can review meeting agendas, which should receive CRA Chair approval prior to publication. Agendas are an integral part of policy-making and serve to advise and inform the public of matters that are scheduled to come before the board; and
7. The CRA Executive Director shall attend all weekly city senior management team meetings and schedule regular meetings with the City Manager. When not available, the CRA Assistant Director shall attend.

We have significant challenges ahead; a more cohesive and communicative city commission and CRA board relationship will produce better results and lessen/eliminate controversy and misunderstanding, both internally and publically.

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I look forward to working with you and your board as we endeavor to exercise sound judgment and deliver exceptional results for our taxpayers.

Sincerely,

Cary Glickstein
Mayor

CG/dr

cc: City Commission
City Manager
City Attorney
CRA Board

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