



CRA Board Special Meeting Minutes
Thursday, March 18, 2021 – 2:00 p.m.
Commission Chambers
Delray Beach City Hall
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh	Christine Tibbs	Kim Phan
Rob Massi	Nikki Temple	Tracy Waterlander

OTHERS PRESENT:

Bill Morris

1. Call to Order

Chair Johnson called the meeting to order at 2:01 p.m.

2. Roll Call

Present: Chair Shirley Ervin Johnson, Vice Chair Adam Frankel, Commissioner Juli Casale, and Commissioner Kelcey Cordell Brooks.

Absent: Deputy Vice Chair Angie Gray, Commissioner Ryan Boylston, Commissioner Shelly Petrolia.

3. Approval of Agenda

Motion by Vice Chair Frankel, seconded by Commissioner Casale, to approve the agenda as presented. In a roll call vote, the **motion** passed (4-0).

4. Meeting PowerPoint Presentation

Item not addressed.

5. Public Comments on Agenda and Non-Agenda Items

Executive Director Renee Jadusingh stated there was one (1) public comment received by telephone, and asked staff to play the recording.

Yvonne Odom, 3905 Lonesome Blvd, congratulated those members reelected to the City Commission and reiterated her previous comments that the CRA Board needed to return to its previous independent status. She stated the transition should begin as soon as possible. She congratulated the CRA on the opening of the Corey Jones Isle project and stated the houses were gorgeous and the opening was a defining moment. She argued for the CRA to establish a relationship with the Delray Beach CDC, noting the organization was a longtime part of the community and equitable inclusion was always a good thing.

6. New Business

a. CRA Legal Services

Kim Phan, CRA Legal Advisor, explained legal services were needed to provide litigation defense to the CRA in a pending lawsuit. She outlined the efforts staff had made to locate an appropriate firm to provide services. She stated staff recommended:

- Approval of authorization to hire outside counsel for litigation, as needed.
- Approval of authorization for the CRA Board Chair to execute all documents for said purpose.
- Approval of authorization for disbursement of funds for the purpose of obtaining outside counsel.

Motion by Vice Chair Frankel, seconded by Commissioner Casale, to approve of authorization to hire outside counsel for litigation as needed, authorizing the CRA Board Chair to execute all documents for that purpose, and to authorize disbursement of funds. In a roll call vote, the **motion** passed (4-0).

7. Other Business

a. Comments by Executive Director

Christine Tibbs, Assistant CRA Director, provided an update on the project status for the Hatcher Construction and Development, Inc. ground lease for 20 and 26 NW 6th Avenue. She provided a brief history of the project, which was originally approved by the CRA Board on June 11, 2019 and had recently undergone a series of approvals by the City Commission and the Site Plan Review and Appearance Board (SPRAB). She stated additional approvals would be before the City Commission in April, and the building permit application was scheduled for April. She noted a groundbreaking ceremony would be hosted soon after.

Ms. Tibbs provided an update on the Corey Jones Isle Workforce Housing project, stating three (3) homes had been completed, the first monument sign was installed, and a ribbon cutting event had been held March 5. She noted the remaining seven (7) homes had an anticipated completion date of April 30, 2021.

Ms. Tibbs shared that a Blighted and Distressed Properties Clean-Up and Beautification Grant had been received from the Solid Waste Authority, allowing for work on Rev. JWH Thomas Jr. Park and other projects. She stated a park renovation and restoration had commenced on March 17 and would include replacing trees, landscaping and mulch, repairs to irrigation, and restoration of the park sign at the entrance.

Continuing, Ms. Tibbs updated on the Request for Qualifications (RFQ) for the NW 600 block which was issued on March 8. She stated the voluntary pre-proposal meeting was held March 18 at 10 a.m. and the proposal submission due date was April 22.

Ms. Jadusingh added for context that the block included Mr. Hatcher's building.

Ms. Tibbs provided an update on the Wellbrock House historic preservation project. She stated the local historic designation and certified site plan had been approved and the building permit was in review and noted the invitation to bid on the construction portion of the project was scheduled for issue on March 29.

Ms. Tibbs updated on the 98 NW 5th Avenue project. She stated the site plan and waivers were approved, and the certified site plan was in review and pending approval. She stated building permits were scheduled to be submitted the week of March 22 and the invitation to bid on the construction portion of the project was scheduled for issue on March 29.

Continuing, Ms. Tibbs updated on 95 NW 5th Avenue. She stated the site plan and waivers were in Technical Advisory Committee (TAC) review, and the CRA consultant was addressing comments alongside City and CRA staff. She noted the next steps would be review by SPRAB and City Commission, with dates to be determined.

Ms. Tibbs shared updates on CRA-funded infrastructure projects. She stated the Southwest Neighborhood Improvement Project, which included CRA funding of \$6,236,201, was moving forward. Ms. Tibbs stated the Osceola Park Neighborhood Improvement Project Phase One (1), which included CRA funding of \$4,552,280, was also moving forward. She noted substantial completion of both projects was scheduled for May 2021 and final completion was expected mid-July 2021.

Ms. Tibbs shared details of the NE 3rd Avenue/Street Streetscape project, explaining total funding between the City and CRA was \$2,054,689.22. She stated the City was expecting to present the project to the City Commission in May 2021.

Ms. Jadusingh noted that construction takes time, and she had felt it was important to share updates so the Board and public could see what staff had been busy with. She shared details of the upcoming installments in the Authors Speak series with the Spady Museum and the Arts Garage, which is set for March 24. She stated books are available at the CRA office, Spady Museum, and Arts Garage.

Ms. Jadusingh stated staff was looking at a possible virtual goal setting meeting on Thursday, May 27 from 9 a.m. to noon, noting the 2020 event was cancelled due to COVID-19.

Chair Johnson thanked staff for the presentation and stated she had always wanted a separate section to update on projects at every meeting. She congratulated staff on the hard work and stated the neighbors were happy to see the work being done.

Chair Johnson stated was sorry she had not been able to attend the Corey Jones Isle ribbon cutting but was pleased to hear that the resident who had stuck with the CRA for 12 years was able to fulfill their dream of homeownership. She noted she was in full support of every type of homeownership possible. She stated she was looking forward to working with the CRA Board to make it possible that everyone has a roof.

b. Comments by Board Attorney

Ms. Phan congratulated Vice Chair Frankel, Commissioner Petrolia, and Commissioner Boylston on their reelection, and stated staff was happy to have them back.

c. Comments by Commissioners

Commissioner Casale thanked everyone for the work on Corey Jones Isle. She stated the homes were beautiful and she was proud of the CRA for what they are accomplishing.

Chair Johnson shared details of the COVID-19 vaccination site, and stated she was excited at the prospect of having a huge vaccination event in Delray Beach. She noted the age range eligible was in flux and encouraged residents to keep an eye out. She stated an event called "Get the Facts about the Vax" was scheduled for the day before.

Chair Johnson requested a Workshop be held in April to introduce the Public Private Partnership (P3) concept in its current form. She stated she had been in contact with the CEO of Capital Group, and he had volunteered to present. She asked for and received consensus to hold the Workshop.

8. Adjournment

There being no further discussion, the meeting was adjourned at 2:25 p.m.

Renee Jadusingh, Executive Director

Shirley Ervin Johnson, Board Chair