



CRA Board Regular Meeting Minutes
Wednesday, June 8, 2022 – 4:00 p.m.
Arts Warehouse
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Kim N. Phan, Esq.

Christine Tibbs
Ivan Cabrera

Alexina Jeannite
Tracy Waterlander

OTHERS PRESENT:

George Hidle

Scot Wehmeyer

1. Call to Order

Chair Johnson called the meeting to order at 4:00 p.m.

2. Roll Call

CRA Board Members Present: Chair Shirley Ervin Johnson, Vice Chair Angie Gray, Deputy Vice Chair Juli Casale, and Commissioner Petrolia.

3. Approval of Agenda

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

4. Powerpoint Presentation for June Board Meeting

Included for information only.

5. Public Comments on Agenda & Non-Agenda Agenda Items

Chair Johnson opened public comments. No one came forth to speak.

Chair Johnson closed public comments.

6. Consent Agenda

A. May 24, 2022 – Joint Workshop Minutes

B. May 24, 2022 – Regular Meeting Minutes

- C. Rent Subsidy Program Funding Application - Conch Cravings, LLC (1191 North Federal Highway) For An Amount Not To Exceed \$6,000**
- D. Funding Agreement - Delray Beach Housing Authority For Island Cove Apartments - SW 8th Street and SW 12th Avenue - For An Amount Not To Exceed \$1,000,000**
- E. Amendment to CRA Bylaws**
- F. 106 SW 6th Avenue - Request To Subordinate Loan**
- G. CRA Site Development Assistance Funding – Kannika Atlantic, Inc. Doing Business As Ziree Thai And Sushi (401 West Atlantic Avenue, R7) For An Amount Not To Exceed \$47,962.50**

Motion by Commissioner Petrolia, seconded by Deputy Vice Chair Casale, to approve the Consent Agenda. In a roll call vote, **motion** passed (4-0).

7. Old Business

A. Update On The Purchase Of 115 SW 5th Avenue

Ms. Tibbs provided an update on the Purchase & Sale Agreement for 115 SW 5th Avenue. She noted the site assessment has revealed two offsite recognized environmental conditions connected with the subject property and further assessment appears warranted at this time. She added the subject property was also located within a well field protection zone. She stated a phase two environmental site assessment from Universal Engineering Sciences was ordered by CRA staff. Per the agreement, the inspection period was extended sixty (60) days and ends on June 10, 2022. She reviewed the recommendations from the phase two report.

Chair Johnson noted a conflict of interested and passed the gavel to Vice Chair Gray.

Deputy Vice Chair Casale suggested refraining from the purchase until the CRA knows the results of the further evaluation.

Ms. Phan interjected that there was no longer a quorum, and the item would be moved to the next meeting.

Commissioner Petrolia expressed similar concerns as Deputy Vice Chair Casale and spoke on the option to renegotiate the purchase if necessary.

Ms. Jadusingh said they could speak to the owners about extending the June 10 deadline.

B. 805 West Atlantic Avenue - Site Remediation Update

Ms. Tibbs provided the history of the site remediation of 805 West Atlantic Avenue. She said the site could currently be developed without a remediation certification. She further explained the CRA staff and County would be putting together a team necessary to determine where the median contamination originated. She said an additional step is to pursue a waiver

with the Florida Department of Environmental Protection (FDEP) to issue a remediation letter with conditions.

She noted the environmental consultants, George Hidle and Scot Wehmeyer, were available virtually to answer questions.

Deputy Vice Chair Casale asked about timeline for further information and answers.

Mr. Wehmeyer noted it was difficult to determine a timeline without knowing the contamination. He stated the site itself is not contaminated but the median is.

Ms. Jadusingh explained the plan was to still move forward with the project consideration for the site as the consultants continue with the study.

8. New Business

A. Public Notice Of Disposition of CRA Owned Property - 260 NW 9th Avenue

Ms. Jadusingh stated they received a letter of interest regarding the property from the Community Land Trust (CLT). They previously owned the land and the CRA purchased the property from the CLT in 2012 through a repurchase agreement. If there was interest in selling the CRA would issue a public notice and then bring all proposals to the Board for consideration. She confirmed all lots they sell are for affordable housing development.

Commissioner Petrolia and Vice Chair Gray both expressed support to move forward.

A brief discussion ensued about the property location and the Hagwood properties.

Motion by Commissioner Petrolia, seconded by Deputy Vice Chair Casale, to approve Item 8A. In a roll call vote, **motion** passed (4-0).

B. Delray Beach Community Redevelopment Agency Fiscal Year 2022-2023 Budget Preparation

Ms. Jadusingh reviewed the current CRA Sunset on September 30, 2039, with a possible extension to 2045. She summarized the long-term capital improvements projects funded by the CRA and managed by City Public Works. She reviewed the Fiscal Year 2021-2022 CRA Priorities List, ongoing activities, and typical City of Delray Beach funding requests, and next steps for Fiscal Year 2022-2023 budget preparation.

Deputy Vice Chair Casale suggested exploring the possibility of a shared agreement with the City for the Freebee transportation program. Commissioner Petrolia added the City could explore shared agreements with the DDA or partner organizations and businesses who would benefit from the service.

Chair Johnson asked why signage has not been completed. Chair Jadusingh explained the Florida Department of Transportation (FDOT) process.

A brief discussion ensued about alleyway maintenance.

The Commission discussed the accomplishments of the CRA.

9. Other Business

A. Comments by Executive Director

Ms. Jadusingh provided background on the Carver Square projects and the two (2) housing lotteries. They requested a copy of the video of the lottery process, but Pulte's legal counsel advised against it for privacy concerns. She explained they then requested to watch the video and verify the names, but the request has not yet been approved by Pulte Group.

Deputy Vice Chair Casale supported moving forward with the request. Commissioner Petrolia noted transparency is critical. Vice Chair Gray stated several applicants expressed concerns about a fair and transparent process.

Consensus was reached to move forward with the request to watch the video and include Deputy Vice Chair Gray in the process.

Ms. Jadusingh provided additional updates about Delray Beach Pride Festival, Authors Speak Series, Conch Cravings ribbon cutting, the Florida Redevelopment Association award submissions, Crafted on the Ave, Summer Green Market, and Juneteenth events.

b. Comments by Board Attorney

No additional comments.

c. Comments by Commissioners

Ms. Tibbs noted the Executive Director's review would be on next month's agenda and asked for completed evaluation forms from the Commissioners.

Ms. Jeannite spoke on community outreach.

Ms. Jadusingh provided a brief summary of the recent Housing and Transportation Summit.

Deputy Vice Chair Casale asked for an update on Old School Square. Ms. Phan replied that the item will be on next month's agenda.

Chair Johnson noted the Florida League of Cities will be held in August in Hollywood, FL. She shared they received nearly \$1 million for the Pompey Park project.

11. Adjournment

There being no further discussion, the meeting was adjourned at 5:28 p.m.

Renee Jadusingh, Executive Director

Shirley Ervin Johnson, Board Chair