



CRA Board Regular Meeting Minutes
Thursday, September 1, 2022 – 4:30 p.m.
Arts Warehouse
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Lori Hayward
Tracy Waterlander

Christine Tibbs
Alexina Jeannite

Kim N. Phan, Esq.
Ivan Cabrera

OTHERS PRESENT:

Serena Spates

Chris Redding

Nicole Meyers

1. Call to Order

Chair Johnson called the meeting to order at 4:30 p.m.

2. Roll Call

CRA Board Members Present: Chair Shirley Ervin Johnson, Vice Chair Angie Gray, Deputy Vice Chair Juli Casale, Commissioner Ryan Boylston and Commissioner Shelly Petrolia (via phone).

3. Approval of Agenda

Chair Johnson noted New Business Items 9A. & 9B were moved after the approval of the Consent Agenda.

Motion by Commissioner Boylston, seconded by Deputy Vice Chair Casale to permit Commissioner Petrolia to vote via phone. In a roll call vote, the **motion** passed (4-0).

Motion by Vice Chair Gray, seconded by Deputy Vice Chair Casale to move Item 9C to the Consent Agenda. In a roll call vote, the **motion** passed (5-0).

Motion by Vice Chair Gray, seconded by Commissioner Boylston to approve the agenda, as amended. In a roll call vote, the **motion** passed (5-0).

4. Powerpoint Presentation for September Board Meeting

Included for information only.

5. Staff Reports

Included for information only.

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

Chair Johnson opened public comments.

Vera Woodson, 1885 Palm Cove Boulevard, disclosed she is a DDA Board member but noted she is speaking as a private citizen. She asked for Crafted on the Ave to be moved to the Green Market. She asked for a residency extension for ESJ Project. She also promoted Delray Beach Restaurant Month.

Debra Davis Walker, 1312 NW 2nd Street, asked why the meeting continues to meet at the Arts Warehouse when there is not adequate parking.

Chris Harvey, 2040 Alta Meadows Lane, thanked the CRA staff.

Chair Johnson closed public comments.

7. Consent Agenda

- A. **July 14, 2022 – Regular Meeting Minutes**
- B. **CRA Financial Report – June 2022**
- C. **CRA Financial Report – July 2022**
- D. **Third Amendment To Employment Agreement For The Executive Director**
- E. **98 NW 5th Avenue Renovation – Relocation Of Overhead Utility Lines To Underground**
- F. **Second Amendment To Paint-Up & Signage Funding Agreement - Mt. Olive Missionary Baptist Church**
- G. **First Amendment To Site Development Assistance Funding Agreement - Kannika Atlantic, Inc. Db a Ziree Thai & Sushi**
- H. **Project Consultancy & Design Services Funding Application – Conde Center For Chiropractic Neurology (401 West Atlantic Avenue, #014)**

Motion by Deputy Vice Chair Casale, seconded by Commissioner Boylston, to approve the Consent Agenda, as amended. In a roll call vote, **motion** passed (5-0).

Item 9A & 9B were moved up on the agenda.

9. New Business

A. **Public Notice Of Intent To Dispose Of Delray Beach Community Redevelopment Agency Owned Property - 260 NW 9th Avenue, Delray Beach, Florida, 33444**

Executive Director Ms. Jadusingh summarized the timeline of the property and staff's recommendation. CRA Commissioner Petrolia asked for the other properties to be included on this item as well.

Motion by Commissioner Boylston, seconded by Commissioner Petrolia to reject all responses and move forward with staff's recommendation. In a roll call vote, the **motion** passed (5-0).

B. **Resolution 2022-08 For The Delray Beach Community Redevelopment Agency To Request The City Of Delray Beach To Approve The Extension Of The Delray Beach Community Redevelopment Agency's Termination Date From September 30, 2039 To September 16, 2044.**

Legal Advisor, Kim Phan presented background on the item and reviewed Florida Statute 163.3755. She stated that staff is recommending approval of Resolution 2022-08 to approve the extension of the Delray Beach Community Redevelopment Agency's termination date from September 30, 2039 to September 16, 2044. Ms. Phan read Resolution 2022-08 for the Delray Beach Community Redevelopment Agency to request the City of Delray Beach to approve the extension of the Delray Beach Community Redevelopment Agency's termination date from September 30, 2039 to September 16, 2044 into the record.

Motion by Deputy Vice Chair Casale, seconded by Commissioner Boylston to request the City of Delray Beach to approve the extension of the Delray Beach Community Redevelopment Agency's termination date from September 30, 2039 to September 16, 2044. In a roll call vote, the **motion** passed (5-0).

C. **Fiscal Year 2021-2022 A-G.U.I.D.E. Q3 Report Approval For Expanding & Preserving Our Cultural Heritage - Spady Museum**

Item 9C was moved to the Consent Agenda and approved.

8. Old Business

Items were addressed in reverse order.

C. **Update - CRA-Owned Properties Located at 182 & 186 NW 5th Avenue**

Ms. Jeannite stated they received notice from Let's Talk Café at 186 NW 5th Avenue to discontinue their lease agreement.

Ms. Serena Spates read a statement from Let's Talk Café.

Deputy Vice Chair asked where they would be located in the future. Ms. Spates noted they are currently pursuing an opportunity in Lake Worth.

Ms. Phan read language from the lease agreement and asked the Board whether they wanted to accept tonight's appearance as their notice to terminate. The Board agreed they need to receive a certified letter in order to terminate the lease agreement.

Ms. Jeannite provided background on 182 NW 5th Avenue. She reviewed the following staff recommendations for next steps:

- Extend the Buildout Period to December 31, 2022
 - Full Base Rent Amount will begin January 1, 2023
 - If deadline not met by December 31, 2022, the process for terminating the Commercial Lease Agreement(s) will proceed
 - If deadline not met by December 31, 2022, all other active Funding Agreement(s) will be terminated.
- Authorize the Executive Director to consider and, if acceptable, to approve Site Development Assistance Funding Agreement(s) and later ratify the Agreement(s) at the next scheduled Board meeting. (To avoid potential delays if application timing does not coincide with a Board Meeting date)

Ms. Nicole Meyers provided additional updates on the project status.

Chair Johnson suggested future applicants may need additional assistance during the process. A brief discussion ensued about the process and areas for improvement.

Ms. Lori Hayward added the Cottages have been completely renovated so they are in good shape.

Motion by Deputy Vice Chair Casale, seconded by Commissioner Petrolia to approve staff's recommendations. In a roll call vote, the **motion** passed (5-0).

B. Discussion and Direction– 98 NW 5th Avenue and 95 SW 5th Avenue

Christine Tibbs, Assistant Director, provided an update on 98 NW 5th Avenue. She introduced the building signage for the Board to consider. Additionally, she reviewed the two RFPs to be issued in January 2023.

A discussion ensued about the location and signage. Consensus was reached to allow staff to communicate the Board's concerns and make the final signage decision.

Ms. Tibbs provided an update on 95 SW 5th Avenue. The invitation to bid will be issued on September 6, 2022.

A discussion ensued about the potential building use, including medical use, and parking.

A. Draft FY 2022-2023 Budget

Ms. Lori Hayward, Finance and Operations Director, reviewed the FY 2021-2022 TIF revenue by subareas. She provided an update on the FY 2022-2023 budget.

Ms. Jadusingh recommended adding an agenda item to the September 29 meeting to discuss reallocating Old School Square funding. Ms. Hayward added the FY 2022-2023 budget will have to be passed at the September 29 meeting.

Ms. Jadusingh continued with additional comments about the FY2022-2023 budget, including sponsorship of the Tennis Tournament and the Clean and Safe schedule. She reviewed the CRA-managed projects. She highlighted the NW 600 Block Development Planning and Design and noted the potential for Workforce Housing Development. Consensus was reached to seek a proposal from the contractor.

Commissioner Petrolia suggested funding lighting on the Old School Square campus.

Ms. Jadusingh provided an update on the demolition of 700 W. Atlantic Avenue and noted the opportunity to apply for a Solid Waste Authority Grant. A brief discussion ensued about the property.

Ms. Jadusingh continued by reviewing the Park by Carver Square. Vice Chair Gray would prefer to spend the \$350,000 for a building at Catherine Strong Park. Commissioner Boylston noted there is interest in adding Catherine Strong Park improvements to a GEO Bond. Commissioner Petrolia expressed concern about spending the total \$350,000 for the Park by Carver Square. Ms. Jadusingh will research the price of a fence for the Park by Carver Square.

Ms. Jadusingh provided an update on Freebee and the City contract. Chair Johnson recommended determining a hard deadline to discontinue CRA support. Consensus was reached to continue support until January 1, 2023.

Ms. Jadusingh summarized CRA programs including Crafted on the Ave., Authors Speak, Art & Jazz on the Avenue, and business outreach. A brief discussion ensued about Crafted on the Ave. location and advertising. She highlighted focus areas for FY 2022-2023 and CRA priorities.

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh discussed the Disparity Study RFP. She noted four responses were received.

Deputy Vice Chair Casale recommended withdrawal from the process. Chair Johnson suggested the proper process was not followed and recommended the City remove the CRA. Commissioner Boylston noted the respondents will need to be notified if the CRA is ultimately

removed from the RFP.

Ms. Jadusingh highlighted recent ribbon cuttings, groundbreaking ceremonies, and the refresh of the Dr. Reverend J.W.H. Thomas, Jr. Park, the City's Climate & Art Weekend, Crafted of the Ave., upcoming GreenMarket, and the Community Resource Fair.

B. Comments by Board Attorney

Ms. Phan reminded the Board that financial disclosures were due on July 1 and the grace period ends today.

C. Comments by Commissioners

Commissioner Boylston asked for an update on Plumosa. Ms. Jadusingh said she will follow up but has not received an update from the School Board since August 17. Deputy Vice Chair Casale said she has reached out to the School Board and County officials on the topic. Vice Chair Gray also reached out about a County partnership. A discussion ensued about pursuing the partnership with the School Board and the County.

Deputy Vice Chair Casale requested that Ms. Phan look into section 119.0701, Florida Statutes, and its application with the Old School Square Center for the Arts matter.

Vice Chair Gray spoke about Pompey Park and multipurpose fields. She referenced a design mockup she had and requested a workshop on Pompey Park. Commissioner Boylston disagreed with the request and noted the project is ready to move forward. He recommended leveraging other pieces of property for multipurpose needs. A discussion ensued about Pompey Park and multipurpose fields. Vice Chair Gray asked for a workshop on the multipurpose field and pickleball court possibilities at Pompey Park. Deputy Vice Chair Casale said she would be amenable if there was City support. Chair Johnson said she is open to hear from the consultant.

Commissioner Boylston departed the meeting so there was no longer a quorum.

A discussion continued about multipurpose fields and pickleball courts. Ms. Jadusingh said they can schedule a meeting with Public Works to discuss.

11. Adjournment

There being no further discussion, the meeting was adjourned at 7:59 p.m.

Renee Jadusingh, Executive Director

Shirley Ervin Johnson, Board Chair