



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

**STAFF PRESENT:**

Renee Jadusingh, Esq.  
Lori Hayward  
Ivan Cabrera

Christine Tibbs  
Gina Clayton  
Tracy Waterlander

Kim N. Phan, Esq.  
Alexina Jeannite

**OTHERS PRESENT:**

Vera Woodson

**1. Call to Order**

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

**2. Roll Call**

**CRA Board Members Present:** Vice Chair Angie Gray, Deputy Vice Chair Juli Casale, Commissioner Ryan Boylston, Commissioner Kelcey Brooks, Commissioner Adam Frankel, and Commissioner Shelly Petrolia

**3. Approval of Agenda**

**Motion** by Deputy Vice Chair Casale, seconded by Commissioner Boylston, to approve the Agenda, as amended. In a roll call vote, **motion** passed (6-0).

**4. Powerpoint Presentation for December Board Meeting**

Included for information only.

**5. Staff Reports**

Included for information only.

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

Vera Woodson, 1885 Palm Cove Boulevard, thanked the CRA for the food drive donation bags. She shared they were able to feed ninety-five families near the Pompey Park neighborhood. She spoke briefly about the recent 'Crafted on the Ave' event.

## 7. Consent Agenda

- A. **NOVEMBER 17, 2022 - REGULAR MEETING MINUTES**
- B. **A-GUIDE FUNDING AGREEMENT FY 2022-2023 - DELRAY BEACH LIBRARY ASSOCIATION, INC.**
- C. **AMENDMENT TO CRA BYLAWS**
- D. **FIRST AMENDMENT TO LEGAL SERVICES AGREEMENT**

**Motion** by Commissioner Boylston, seconded by Commissioner Petrolia, to approve the Consent Agenda, as amended. In a roll call vote, **motion** passed (6-0).

## 8. Old Business

- A. **FOURTH AMENDMENT TO COMMERCIAL LEASE AGREEMENT – JERK & LIME AT NICOLE’S HOUSE, LLC**

Ms. Alexina Jeannite, Community Engagement Director, provided background on the item and requested approval of a fourth amendment to commercial lease agreement in order to extend the buildout period to July 31, 2023. She noted a permit was obtained but the current buildout period terminates on December 31, 2022.

Commissioner Petrolia asked about the extension period. Ms. Jeannite confirmed the extension is for the buildout period only, whereas Jerk & Lime at Nicole’s House, LLC is paying a nominal monthly fee. She added the lease agreement is for four years and can be renewed annually. Ms. Jadusingh confirmed full payment would begin with the Certificate of Occupancy is obtained.

**Motion** by Deputy Vice Chair Casale, seconded by Commissioner Petrolia, to approve 8A. In a roll call vote, **motion** passed (6-0).

- B. **UPDATE - TENANT OUTREACH FOR CRA-OWNED COMMERCIAL RENTAL PROPERTIES**

Ms. Jadusingh provided an update on 98 NW 5th Avenue and plans for tenant outreach, including utilization of the Site Development Assistance Program procedures as a baseline. She added that they need to seek out a Commercial Property Manager.

A brief discussion ensued about rental prices.

Commissioner Petrolia asked about rental length terms. Ms. Jadusingh acknowledged, currently, there are no rules, but they can look to develop terms in the rental agreement.

Ms. Jadusingh continued by requesting a month-to-month revokable license for tax preparer Danny, located in the West Settlers building.

**Motion** by Deputy Vice Chair Casale, seconded by Commissioner Petrolia, to approve a six (6) month agreement. In a roll call vote, **motion** passed (6-0).

## 9. New Business

### A. TREE PLANTING PROGRAM WITH THE CITY OF DELRAY BEACH

Ms. Jadusingh noted tree installation would be occurring at Spady Museum and Ken Edwards, Sustainability Director from the City of Delray Beach, asked if the CRA had other properties that needed trees. She recommended planting five (5) trees at 182 NW 5<sup>th</sup> Avenue. She briefly reviewed additional properties they considered for future planting.

## 10. Other Business

### A. Comments by Executive Director

Ms. Jadusingh highlighted the December 2, 2022, WPBF news segment that featured Delray Beach CRA Site Assistance grantee, Amazon Hub - Corner Office. Gina Pierre, Owner, and Renee Jadusingh, CRA Executive Director, were interviewed for the segment to discuss funding assistance grants and upcoming CRA events.

Ms. Jadusingh also provided an update that the CRA closed on four properties for Hagwood 250, 250-256 NW 8<sup>th</sup> Avenue on December 7, 2022. There is currently a vacant house that will need to be demolished on one of the parcels. Once the demolition is finished, Ms. Jadusingh will bring this item back to the Board as an invitation for proposals to build affordable housing on these parcels.

The 2023 Crafted on the Ave dates were shared with the Board.

### B. Comments by Board Attorney

None.

### C. Comments by Commissioners

Commissioners wished everyone Happy Holidays and thanked staff for their efforts.

## 11. Adjournment

There being no further discussion, the meeting was adjourned at 4:20 p.m.

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Renee Jadusingh, Executive Director

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Shirley Johnson, Chair