



CRA Board Regular Meeting Minutes
Tuesday, January 23, 2024 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Tracy Waterlander

Christine Tibbs

Ashlyn Darden, Esq.

OTHERS PRESENT:

Russ Mager

1. Call to Order

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

2. Roll Call

CRA Board Members Present: Chair Adam Frankel, Vice-Chair Angela Burns, Deputy Vice-Chair Shelly Petrolia, CRA Commissioner Ryan Boylston, and CRA Commissioner Rob Long.

3. Approval of Agenda

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

4. January PowerPoint Presentation (Included for information only)

A. JANUARY POWERPOINT PRESENTATION

5. Staff Reports (For Information Purposes Only)

A. MONTHLY WORK PLAN REPORT

B. ARTS WAREHOUSE REPORT

C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

D. PROPERTY MANAGEMENT REPORT

E. SOCIAL MEDIA REPORT

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

None.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES
- B. SPECIAL BOARD MEETING MINUTES
- C. CRA FINANCIAL REPORT - SEPTEMBER 2023
- D. CRA FINANCIAL REPORT - OCTOBER 2023
- E. CRA FINANCIAL REPORT - NOVEMBER 2023
- F. ACCEPTANCE OF SOLID WASTE AUTHORITY BLIGHTED PROPERTY GRANT
- G. THIRD AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE
- H. UPDATE ON LEASES FOR THREE (3) FIRST FLOOR TENANT BAYS - 98 NW 5TH AVENUE
- I. CANCELLATION OF REQUEST FOR PROPOSALS CRA NO. 2023-04 WORKSPACE OPERATOR FOR 98 NW 5TH AVENUE
- J. 700 WEST ATLANTIC AVENUE TENANTS
- K. PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - FBDJR, LLC (30 SE 4th AVENUE, CRA SUB AREA #2)
- L. SIXTH AMENDMENT TO COMMERCIAL LEASE AGREEMENT AND SECOND AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - JERK & LIME AT NICOLE'S HOUSE, LLC

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

8. Old Business

None.

9. New Business

A. DISCUSSION - UPCOMING CRA BUDGET 2024 AMENDMENT

Ms. Jadusingh provided a brief background on the item. She noted they had many discussions and presentations on the Clean and Safe Program, with a desire to add additional police officers to the team. She stated the cost would be approximately \$640,000 to add four additional officers. She invited Chief Mager.

Deputy Vice-Chair Petrolia expressed concern about the CRA taking on additional responsibilities and whether it should be funded entirely through the CRA.

Ms. Jadusingh explained that the Florida statute clearly outlines police innovations under CRA funding, as long as it is an enhancement to the City. She invited Chief Mager to provide additional information about the officers.

Chief Mager clarified there is a total of 10 officers, but they are split into an alpha shift and a bravo shift, with 5 on each. He said it is only 5 per day and they experience challenges with days off, etc.

Deputy Vice-Chair Petrolia asked about the additional four officers. Chief Mager explained it is adding one per shift. Deputy Vice-Chair Petrolia wondered if this is the correct strategy, or whether they should contract with an external company. Chief Mager explained that security is not always as effective as police officers.

Chair Frankel supports the item but would like to see metrics.

Ms. Jadusingh stated the next step would be to bring forth the budget amendment at the February meeting.

Deputy Vice-Chair Petrolia asked for metrics to be included. Ms. Jadusingh explained she can add some additional information to the quarterly information they already receive and forward to the Board.

B. ISSUE REQUEST FOR PROPOSALS CRA NO. 2024-01 FOR THE DISPOSITION OF CRA-OWNED VACANT LOTS FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING

Ms. Jadusingh reviewed the following: CRA-Owned Properties (North Area); CRA-Owned Properties (South Area); Request for Proposals Overview; and Requirements.

Deputy Vice-Chair Petrolia asked why they are not opening up the RFP process more. Ms. Jadusingh said it supports non-profits, but they could also open to for-profits as well but suggested for-profits interested in building for credits. Deputy Vice-Chair Petrolia recommended issuing it to both non-profits and for-profits at the same time.

Vice-Chair Burns asked if it would include individuals as well. Ms. Jadusingh said no, it would just be developers looking to satisfy County credits.

Commissioner Boylston stated these are the perfect lots to partner with non-profits.

Deputy Vice-Chair Petrolia agreed it is important to partner with non-profits but suggested it is not a bad idea to have a backup.

Discussion ensued about non-profits and for-profits.

Commissioner Boylston would prefer to issue RFP to non-profits only for this project.

Commissioner Long does not want to box out non-profits and expressed concern about reconciling score cards of non-profits against for-profits developers.

Motion by Commissioner Boylston, seconded by Vice-Chair Burns, to approve issuing the RFP, as written. In a roll call vote, **motion** passed (5-0).

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh stated the two consultant quotes received for the Set Transformation Plan were both over their purchasing threshold. However, they plan to meet with both consultants to see if they can reduce the proposals to below the threshold.

Ms. Jadusingh highlighted the following: Hatcher Ribbon Cutting Ceremony; Island Cove Ribbon Cutting Ceremony; and the February CRA Social.

B. Comments by Board Attorney

Ms. Darden had no comments.

C. Comments by Commissioners

Deputy Vice-Chair Petrolia asked about the container park. Ms. Jadusingh said there will be an item on the February agenda to further discussion timeline.

Vice-Chair Burns asked about reopening the Site Assistance Grants. Ms. Jadusingh explained the grants remain open for CRA-properties with a CRA lease. She noted the Hatcher Building is a land-lease, but they could permit the Hatcher tenants to utilize the program without opening is the whole district. She confirmed there are available funds. There was consensus.

Vice-Chair Burns asked about the Masons building and roof replacement assistance. Ms. Jadusingh said the Site Assistance program does not replace roofs. It only provides funding for changing the roof line.

11. Adjournment

There being no further discussion, the meeting was adjourned at 4:32 p.m.

Renee Jadusingh, Executive Director

Adam Frankel, Chair