



CRA Board Regular Meeting Minutes
Tuesday, October 29, 2024 – 4:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton

Christine Tibbs
Tracy Waterlander

Donald Doody, Esq.

OTHERS PRESENT:

Winnie Edwards
Marjorie Waldo
Evelyn Dobson

Charlene Farrington
Mykal Banta
Angela Hill

1. Call to Order

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

2. Roll Call

CRA Board Members Present: Chair Tom Carney, Vice-Chair Angela Burns, Deputy-Vice Chair Tom Markert, CRA Commissioner Juli Casale, and CRA Commissioner Rob Long.

3. Approval of Agenda

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

4. October PowerPoint Presentation (Included for information only)

A. OCTOBER 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

Carter Van Voris, 770 Highpoint Boulevard North, asked if the CRA was creating community development agreements for each individual development, as would typically be required in an RFP process. Chair Carney responded that such questions were not usually addressed during the public comment section but assured her that the matter would be taken under advisement and addressed later.

7. Consent Agenda

A. REGULAR BOARD MEETING MINUTES

B. RETROACTIVE APPROVAL TO APPLY FOR FISCAL YEAR 2024-2025 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT

C. COMMERCIAL LEASE AGREEMENT – 135 NW 5 AVENUE, UNIT C6

D. FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING ASSISTANCE AGREEMENT - THE ATLANTIC CURRENT, LLC

E. SITE DEVELOPMENT ASSISTANCE FUNDING - RABBIT HOLE DELRAY (98 NW 5TH AVENUE, SUITE 101) IN AN AMOUNT NOT TO EXCEED \$61,640.67

F. COMPLETION OF RESTAURANT BUILDOUT AT CRA OWNED PROPERTY LOCATED AT 182 NW 5TH AVENUE

G. RESOLUTION NO. 2024-12 - AGREEMENT FOR ROOF MAINTENANCE AND REPAIR SERVICES AT CRA OWNED PROPERTY LOCATED AT 102 NW 5TH AVENUE

H. AUTHORIZATION TO TERMINATE THE MONTH-TO-MONTH TENANCY WITH LA ROSA MARKET, INC. LOCATED AT 102 NW 5th AVENUE, UNITS 108 & 110, DELRAY BEACH, FL 33444 AND AUTHORIZATION TO TAKE ALL NECESSARY LEGAL ACTIONS RELATED TO EFFECTUATE THE TERMINATION.

I. FIFTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR

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

8. Old Business

There was none.

9. New Business

A. A.-G.U.I.D.E. PRESENTATIONS FOR FISCAL YEAR 2024-2025 FUNDING CYCLE

Ms. Jadusingh, Executive Director, introduced the item and provided a brief background.

Ms. Winnie Edwards, Executive Director of the Delray Beach Historical Society, presented the following: CRA Partners for 17 Years; Exhibits, Programs, & Outreach; Heritage Garden: An Outdoor Classroom; and What's Ahead.

Ms. Marjorie Waldo, President & CEO of Arts Garage, presented the following: Arts Garage Tourism Video 2024; Programs, Services & Activities Updates (October 1, 2023-September 30, 2024); Economic Impact; More Bang For the Same Bucks; and 2024-2025 Programs Updates.

Ms. Evelyn Dobson, Executive Director of Delray Beach Community Land Trust (DBCLT), presented the following: DBCLT Program Services; We Collectively; Affordable Housing Program Overview; Community Land Trusts Throughout Florida; and Historical and Current Year Funds Requested.

Ms. Charlene Farrington, Executive Director of the Spady Cultural Heritage Museum, presented the following: Update on Programs, Services, Activities for Fiscal Year 2023-2024; Planned Programs, Services, and Activities for Fiscal year 2024-2025; 100th Anniversary Planning; and Spady Museum's Planned Expenditures for CRA Grant Fiscal Year 2024-2025.

Mr. Mykal Banta, Executive Director of the Delray Beach Public Library, presented the following: Library At A Glance; The Library Collection; Programs; New Programs 2024-2025; and Budget Request 2024-2025.

B. UPDATE ON FUTURE TENANTS AND MURAL FOR THE COMMERCIAL BUILDING LOCATED AT 95 SW 5TH AVENUE

Ms. Christine Tibbs, Assistant Director, introduced the item and noted the project was slated for completion in winter 2024-2025. The 7,000-square-foot building included one tenant space on the first floor and two on the second, with common areas finished by the CRA and tenants responsible for their interior spaces. Survey results from CRA district respondents indicated preferences for general retail (34%), business services (17%), medical uses (13%), pet services (4%), and cafés (25%). She also proposed a call for local artists to create a mural for the building's south wall, incorporating the area's history, and requested board input on tenant selections and the mural design.

Commissioner Long suggested general retail as the preferred tenant type and inquired about the possibility of fitting a credit union in the building. Ms. Jadusingh added that incorporating a realtor to help manage the space could be beneficial. She mentioned a recent outreach during a chamber meeting, where a hospital expressed interest in potentially using the entire

building as a satellite location, highlighting the importance of securing a comprehensive tenant solution.

Deputy Vice-Chair Markert inquired about the mural process, and Ms. Tibbs explained that a solicitation would be issued, outlining parameters for local artists and desired mural elements. Community input would be sought, and the final design would be presented to the board for approval before implementation.

Vice-Chair Burns expressed support for the immediate community's desire for a medical facility, endorsing the idea of a Health Center or Medical Center. She welcomed the interest from the hospital and appreciated their outreach.

Commissioner Casale commended the building's design, expressing limited input on the mural. She emphasized prioritizing efforts to secure a tenant for the entire facility, preferably a medical facility. If that is not feasible, she suggested exploring other potential tenants, noting the need to be flexible in attracting suitable occupants. She praised the CRA for their impressive work on the project.

Chair Carney supported using a local artist for the mural and ensuring the theme reflects the area it represents. He emphasized the importance of maintaining the CRA's mission to create affordable retail spaces for new businesses. However, he acknowledged that securing a medical facility would be a significant achievement and a valuable addition to the community.

10. Redevelopment Advisory Committee

Chair Angela Hill (Sub Area 4) of the Redevelopment Advisory Committee (RAC) provided the Board with an update. She shared that younger residents, aged 22 to 40, highlighted the need for more engaging activities beyond bar hopping, such as escape rooms and affordable recreation. They also emphasized the importance of spaces like cafes or smoothie bars for socializing. She stressed the need to retain local professionals by offering appealing local activities and looked forward to future updates from community input.

11. Other Business

A. Comments by Executive Director

Ms. Jadusingh highlighted the following: the 2024 Florida Redevelopment Association (FRA) Annual Conference; the upcoming 2025 Florida Redevelopment Association (FRA) Annual Conference to be held October 14 – 17, 2025 in West Palm Beach, Florida; and the upcoming Warehouse Market on Saturday, November 16, 2024 from 10:00 a.m. to 3:00 p.m. at the Arts Warehouse.

B. Comments by Board Attorney

No comments.

C. Comments by Commissioners

Commissioner Casale and Deputy-Vice Chair Markert both congratulated Ms. Jadusingh on her Florida Redevelopment Association (FRA) appointment as the new President of the FRA.

Vice-Chair Burns noted it was a great conference and highlighted Delray Beach's progress in affordable housing compared to other cities. She appreciated seeing other cities also working with organizations to provide quality housing.

Commissioner Long thanked Ms. Jadusingh for her contributions and praised her strong reputation, noting it positively reflects on the city. He also expressed appreciation for the new RAC Chair, emphasizing the importance of incorporating the perspectives of younger generations in city planning.

Chair Carney congratulated Ms. Jadusingh on a job well done and expressed appreciation for the meeting. He was pleased to hear from the various individuals present, acknowledging their valuable contributions to the city and emphasizing the importance of recognizing their efforts.

12. Adjournment

There being no further discussion, the meeting was adjourned at 5:03 p.m.

Renee Jadusingh, Executive Director

Tom Carney, Chair