



CRA Board Regular Meeting Minutes
Tuesday, February 28, 2023 – 4:00 p.m.
Arts Warehouse
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Ivan Cabrera
Rachelle Eloizin

Christine Tibbs
Gina Clayton

Kim N. Phan, Esq.
Alexina Jeannite

OTHERS PRESENT:

None.

1. Call to Order

Chair Johnson called the meeting to order at 4:03 p.m.

2. Roll Call

CRA Board Members Present: Chair Shirley Johnson, Vice-Chair Angie Gray, Deputy Vice-Chair Juli Casale, Commissioner Ryan Boylston, Commissioner Frankel, and Commissioner Shelly Petrolia

3. Approval of Agenda

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

4. Powerpoint Presentation for February Board Meeting

Included for information only.

5. Staff Reports

Included for information only.

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

None.

7. Consent Agenda

- A. JANUARY 24, 2023 - WORKSHOP MEETING MINUTES
- B. JANUARY 24, 2023 - REGULAR BOARD MEETING MINUTES
- C. CRA FINANCIAL REPORT - DECEMBER 2022
- D. INTERLOCAL AGREEMENT BETWEEN THE DOWNTOWN DEVELOPMENT AUTHORITY OF DELRAY BEACH AND THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING OF ART AND JAZZ ON THE AVENUE - \$34,000
- E. AMENDMENT TO CRA BY-LAWS

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

8. Old Business

A. CRA FUNDING ASSISTANCE PROGRAM UPDATE

Ms. Jeannite provided an update of the modifications to funding guidelines discussed at the January CRA workshop. She reviewed the specific updates in the following program areas:

- Project Consultancy & Design Services Program

Vice-Chair Gray asked if it includes the City's properties. Ms. Jadusingh said it only applies to CRA-owned properties or for a tenant currently in a CRA-owned property who are going to a property that is not currently CRA-owned. She confirmed it did not include any City properties.

- Site Development Assistance Program

Commissioner Petrolia asked if the personal liability section includes reimbursement if a business goes under and it is discovered they are selling off assets.

Ms. Phan provided an overview of the modifications to contracts, specifically, the Site Development Assistance Program agreement. She summarized the proposed grantee's personal liability.

- Paint-Up & Signage Program
- Rent Subsidy Program – Close/Eliminate Program
- Historical Façade Improvement Grant – Temporarily Pause

Vice-Chair Gray asked for clarification on the residential program. Ms. Jadusingh noted the residential curb appeal program is separate, nothing has changed, and it is still available.

Chair Johnson stated she hopes some businesses will be relocate to Mr. Hatcher’s new building or the future 98 NW 5th Avenue building.

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

9. New Business

A. APPROVAL OF AGREEMENT FOR UP TO \$639,000 WITH SYNALOVSKI, ROMANIK, & SAYE ARCHITECTS AS AWARDED FOR THE REQUEST FOR QUALIFICATIONS: CRA NO. 2021-01 FOR PROFESSIONAL ARCHITECTURAL & ENGINEERING SERVICES FOR A REDEVELOPMENT PROJECT (NW 600 BLOCK - WEST ATLANTIC AVENUE)

Ms. Tibbs provided background on the item, including information about additional parcels the CRA owns in the neighborhood. She requested the Board approve the agreement.

Ms. Jadusingh said the contracts is to do a full set of construction documents and is similar to other mixed-use projects the CRA has done.

Motion by Commissioner Frankel, seconded by Deputy Vice-Chair Casale, for discussion.

Vice-Chair Gray expressed concern about moving forward with mixed-use when they did not discuss prior. Commissioner Petrolia agreed.

Chair Johnson said they previously discussed housing, but they never hosted a workshop to discuss.

Deputy Vice-Chair and Chair Johnson both stated they need affordable housing.

Discussion ensued about affordable housing and hosting a workshop.

Ms. Jadusingh noted the bid was structured as a commercial redevelopment so it cannot be completely residential unless a new bid was issued. Ms. Jadusingh said they can table and workshop the item.

Motion by Commissioner Boylston, seconded by Deputy Vice-Chair Casale, to postpone the item until the next meeting. In a roll call vote, **motion** passed (6-0).

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh highlighted the progress on Carver Square and announced a tentative date of April 21 for a Construction Celebration. She provided a brief update on Ziree: Thai & Sushi Commemoration Celebration.

She highlighted: Women Build 2023, Crafted on the Ave dates, Authors Speak, and Black History Month honorees.

She also announced Chair Johnson's final meeting and thanked for her leadership and support. She displayed a mockup of the plaque for the 98 NW 5th Avenue project, which will display Chair Johnson's name. Chair Johnson was presented with flowers and a photo book.

B. Comments by Board Attorney

Ms. Phan thanked Chair Johnson.

C. Comments by Commissioners

Commissioner Frankel reflected on his time serving with Chair Johnson and he thanked her for her leadership.

Vice-Chair Gray thanked Chair Johnson for her leadership.

Deputy Vice-Chair thanked Chair Johnson and said she was inspirational.

Commissioner Petrolia said Chair Johnson should be proud of all that was accomplished under her leadership. She thanked her for the work on the Board.

Commissioner Boylston said he hopes Chair Johnson attends future ribbon cuttings to mark her work on the projects.

Chair Johnson thanked the Board for their support. She also acknowledged Ms. Jadusingh and the CRA staff.

11. Adjournment

There being no further discussion, the meeting was adjourned at 4:51 p.m.

Renee Jadusingh, Executive Director

Adam Frankel, Chair