



CRA Board Regular Meeting Minutes
Thursday, June 1, 2023 – 4:00 p.m.
Arts Warehouse
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Alexina Jeannite

Christine Tibbs
Tracy Waterlander

Kim N. Phan, Esq.

OTHERS PRESENT:

N/A

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 Vice-Chair Angela Burns, to approve the Agenda. In a roll call vote, **motion** passed (5-0).

4A. June Powerpoint Presentation

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. REGULAR BOARD MEETING MINUTES – APRIL 25, 2023

- B. 95 SW 5TH AVENUE AFFORDABLE COMMERCIAL DEVELOPMENT - REVOCABLE TEMPORARY USE AGREEMENT WITH AHRENS ENTERPRISES, INC., DBA AHRENS COMPANIES, FOR THE TEMPORARY USE OF THE CRA-OWNED PROPERTIES LOCATED AT 105 SW 5TH AVENUE, 46 SW 6TH AVENUE, AND 48 SW 6TH AVENUE, DELRAY BEACH, FLORIDA, 33444**
- C. FIRST AMENDMENT TO REVOCABLE LICENSE - JACKSON HEWITT TAX SERVICE - 135 NW 5TH AVENUE**

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. BUDGET AMENDMENT NO. 1, FISCAL YEAR 2022-2023

Ms. Kim Phan, Legal Advisor, read Resolution No: 2023-02 into the record:

"A RESOLUTION OF THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDMENT NUMBER ONE TO THE BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2022, TO SEPTEMBER 30, 2023; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE."

Ms. Renee Jadusingh, Executive Director, provided background on the item. She noted they have approximately \$1.4M carryover they are requesting to roll into this budget. She stated they would like to allocate approximately \$1M to the NW 800 Block, which is the shipping container project. She said they also received request from the City for an additional \$257,971 for Osceola Park.

Deputy Vice-Chair Petrolia asked for clarification on the \$1M. Ms. Jadusingh replied they are trying to secure enough funds to bid the project out.

Vice-Chair Burns asked if they are voting on the recommendations today. Ms. Jadusingh said if other suggestions are made today, they would need to adjust and rebalance the budget.

Vice-Chair Burns recommended allocating increased funding for affordable housing, specifically purchasing and rehabbing. Ms. Jadusingh described the CRA curb appeal program and the City's separate housing rehab program.

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

**B. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2023-2024
DRAFT BUDGET OVERVIEW**

Ms. Jadusingh provided background on the item. She noted they received the City's budget request today and today's discussion will be about broad concepts and future plans.

Ms. Jadusingh briefly reviewed the overall needs with the Community Redevelopment Area and current CRA sunset, including a possible extension to 2045. She summarized the following: Fiscal Year 2022-2023 CRA Priorities; Ongoing Activities; and Items for Discussion.

Deputy Vice-Chair Petrolia suggested the Police Department building could be built in a different location, including along Atlantic Boulevard. She spoke about the eventual move of City Hall staff, temporary space, and cost-savings. She acknowledged it is early to think about the topic, but she wanted to bring it forth since they were discussing future plans for CRA property.

Commissioner Boylston agreed the topic needs to be discussed and said the Fire Station should also be added to the conversation. He said the conversation could be over 5+ years but needs to happen now.

Deputy Vice-Chair Petrolia recommended a joint workshop with the City Commission and the CRA.

Commissioner Long also agreed the conversation is important and noted the Board started a similar discussion during goal setting.

Ms. Jadusingh said she will discuss a joint workshop with City staff to discuss the topic, as well as the A-G.U.I.D.E.

Ms. Jadusingh continued the presentation by reviewing the following: Typical City of Delray Beach Funding Requests; Long Term Major Capital Improvement Projects Funded by the CRA/Managed by City Public Works; CRA Redevelopment Plan Amendment Project; CRA-Owned Properties – W. Atlantic Avenue.

Ms. Jadusingh said she will add the topic of funding and a potential bond for the NW/SW project to the joint workshop.

Ms. Jadusingh reviewed two areas they need Board input on. She asked the Board if they want to redo the playground in the park by Carver Square, if there is funding. There was consensus. There was also consensus to change the City's Resolution and fix the name on the Dr. Rev. J.W.H. Thomas Jr. Park sign and plaque.

Ms. Jadusingh concluded by reviewing next steps for the Fiscal Year 2023-2024 Budget Preparation.

C. ISSUANCE OF REQUEST FOR PROPOSALS (RFP) CRA NO. 2023-04 WORKSPACE OPERATOR FOR SECOND FLOOR OF CRA-OWNED PROPERTY (98 NW 5TH AVENUE), IN SUBSTANTIALLY THE ATTACHED FORM.

Ms. Alexina Jeannite, Community Engagement Director, provided background on the item and noted the Board's previous feedback has been incorporated in the proposed RFP. She reviewed the RFP and stated they are looking to issue the RFP on June 12 with an anticipated deadline of July 27. She summarized the space details, responsibilities of the workspace operator, proposal questions, and evaluation criteria. She asked the Board to provide direction on the following:

- Provide direction on an affordable rental rate for the second floor Workspace Operator tenant.
- Provide direction on option of providing a one-time grant to the Successful Proposer for programming.

Ms. Jeannite referenced a table of potential rental rates and noted staff recommends a range that could be negotiated with the selected Operator.

Commissioner Boylston said the RFP is great and will be successful. He said there are a lot of variables so he would like to see some flexibility but trusts staff to select a successful partner.

Deputy Vice-Chair Petrolia asked about the potential tenants. She said it needs to be an accessible space for small businesses. Ms. Jadusingh agreed and reiterated the recommendation for a range of rental rates. She clarified they discussed an initial term for the Workspace Operator of two (2) years, with an option for four (4) one-year extensions.

Vice-Chair Burns said the proposal is great and recommended remaining flexible. She said she would like to see it remain under \$5,000.

Motion by Deputy Vice-Chair Petrolia, seconded by Commissioner Boylston, to approve Item 9C. In a roll call vote, **motion** passed (5-0).

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh provided an update on the property on NW 7th Avenue. She said they will bring the previously tabled item back at a future meeting. She highlighted the following: 98 NW 5th Avenue Ribbon Cutting; 98 SW 5th Avenue Groundbreaking; and Juneteenth.

Ms. Jadusingh asked the Board if they are interested in returning to City Hall for meetings. There was consensus.

Ms. Jadusingh reviewed the field trip that staff and Chair Frankel took to the container restaurant in Hallandale. Chair Frankel said it was beatifically done. Vice-Chair Burns said she has a reservation for a group of community members to dine there.

Ms. Jadusingh said she heard the City Commission expressed a desire for a Citizen's Input Panel for the CRA. There was consensus for staff to look into preparing the panel.

B. Comments by Board Attorney

Ms. Phan reviewed the process for establishing a CRA Advisory Committee. She said they will put the item on the July 25th agenda.

Ms. Jadusingh clarified that it would not be a City advisory board.

C. Comments by Commissioners

None.

11. Adjournment

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

Renee Jadusingh, Executive Director

Adam Frankel, Chair