



CRA Board Regular Meeting Minutes
Tuesday, July 23, 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:

N/A

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

Ms. Jadusingh noted the resolution for Item 7K. the purchase of the portion of Lake Ida Church was not included in the backup, so she requested to amend the item to add in the resolution.

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

4. July PowerPoint Presentation (Included for information only)

A. JULY 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

There were none.

7. Consent Agenda

A. REGULAR BOARD MEETING MINUTES

B. CRA FINANCIAL REPORT – MAY 2024

C. CRA FINANCIAL REPORT – JUNE 2024

D. AMENDMENT TO CRA BYLAWS

E. RESOLUTION 2024-07 - APPROVE A PURCHASE AND SALE AGREEMENT WITH EMMA H. SHARPE, TRUSTEE FOR THE PURCHASE OF THE PORTION OF A PROPERTY ABUTTING 111 NW 11TH AVENUE AND 106 NW 10TH AVENUE IN AN AMOUNT NOT TO EXCEED \$40,000

F. APPROVE THE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES PROVIDED BY CURRIE SOWARDS AGUILA ARCHITECTS, INC.

G. APPROVE WORK ASSIGNMENT FOR LANDSCAPE ARCHITECT SERVICES PROVIDED BY AGTLAND, P.A.

H. SIXTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE

I. FIFTH AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SONG + ASSOCIATES, INC. FOR DESIGN, CONSULTING, AND CONSTRUCTION ADMINISTRATION SERVICES FOR 95 SW 5TH AVENUE

J. HOLD HARMLESS AGREEMENT WITH THE CITY OF DELRAY BEACH FOR AWNING AT 95 SW 5th AVENUE

K. APPROVE THE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH LAKE IDA CHURCH OF CHRIST, INC. FOR A PORTION OF THE PROPERTY LOCATED AT 1300 LAKE IDA ROAD TO AMEND THE PORTION OF PROPERTY TO BE PURCHASED, INCREASE THE TOTAL PURCHASE PRICE TO \$768,400, AND AMEND THE APPROVALS PERIOD AND THE CLOSING DATE

L. ISSUE NOTICE OF INTENT TO DISPOSE FOR 617 NW 2ND STREET

- M. DELRAY BEACH HOUSING AUTHORITY- 134 SW 9TH AVENUE - SATISFACTION OF MORTGAGE OF \$95,000**
- N. SECOND AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - BLANC BEAUTY SALON HAIR AND NAIL INC.**
- O. 4TH & 5TH AVENUE LLC - IPIC - ASSIGNMENT OF PARKING COST SHARING AGREEMENT - 25 SE 4TH AVENUE**

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

8. Old Business

- A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE FOLLOW UP**

Ms. Jadusingh provided a brief background on the item and displayed the current RAC members, selected to represent Subareas 4, 5, and 6 and potential members for additional Subareas. She noted Mr. Van Arnhem withdrew his application. Ms. Jadusingh recommended appointing the applicants in Subareas 2 and 7 since they are only applicants.

Motion by Deputy Vice-Chair Market, seconded by Vice-Chair Burns, to appoint Lucika Suarez to represent Subarea 8. In a roll call vote, motion passed (5-0).

Motion by Commissioner Long, seconded by Vice-Chair Burns, to appoint Tom Beck to represent Subarea 2. In a roll call vote, **motion** passed (5-0).

Motion by Commissioner Casale, seconded by Deputy Vice-Chair Markert, to appoint Kristina Lebvelec to represent Subarea 7. In a roll call vote, **motion** passed (5-0).

Ms. Jadusingh reviewed the RAC Resolution Amendment, highlighting the RAC Term Review.

Motion by Commissioner Casale, seconded by Deputy Vice-Chair Markert, to approve the resolution, as amended. In a roll call vote, **motion** passed (5-0).

9. New Business

- A. DISCUSSION - DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY PRELIMINARY BUDGET PRESENTATION FOR FISCAL YEAR 2024-2025**

Ms. Jadusingh provided a brief background on the item, reviewed the overall needs within the Community Redevelopment Area, and discussed the current sunset date of September 30, 2044, with a possible extension to 2045. A list of the Fiscal Year 2023-2024 CRA Priorities was displayed with progress updates. Ms. Jadusingh discussed ongoing CRA activities and items for discussion.

Ms. Gina Clayton, Finance and Operations Director, continued the presentation and reviewed the following: Projects by Subarea; CRA FY 2024-2025 Budgeted Projects by Subarea; Clean & Safe Program; and City Contractual Services Summary.

Chair Carney asked about the Fire Prevention and Life Safety Captain position. Ms. Jadusingh stated that the position had been in place for a while and the request included a salary increase.

Commissioner Casale questioned whether the CRA should take on more oversight of police officers, pointing out that the mapped area experiences most of the activity. Ms. Jadusingh explained the officers' jurisdiction and cautioned against overstepping City services.

Commissioner Casale wondered whether enough was budgeted for pressure cleaning of the downtown sidewalks.

Chair Carney asked about removal of trees stumps and replanting of trees. Ms. Jadusingh agreed to follow up with more information.

Ms. Clayton proceeded with the presentation and reviewed the following: City Contractual Services Summary (con't); City Request for Maintenance/Beautification Funding; CRA Funding of City Tennis Tournament; and City CIP Projects 2024-2025. Ms. Jadusingh further explained the \$28M request for the NW Neighborhood Infrastructure Improvement Project, noting that the proposed CRA budget amount was only \$1.59M. She added that bids were received for the Pompey Park Community Center and Campus Improvements Project, with the proposed amount being \$45M.

Ms. Jadusingh summarized the CRA managed projects; CRA Funding Assistance Programs; and Additional Details.

Vice-Chair Burns inquired about the fire hydrant and mailbox issue in Carver Square. Ms. Jadusingh explained the situation, noting the City and CRA has reached out to the U.S. Postal Service to request individual mailboxes. Chair Carney expressed willingness to write a letter in support.

Ms. Jadusingh continued the presentation and reviewed the following: Long Term Major Capital Improvement Projects; CRA GIS Map; and Suggested Focus Areas for FY 2024-2025.

Commissioner Casale inquired about the status of the proposed grocery store on W. Atlantic Avenue and whether it could proceed. Ms. Jadusingh responded that they could re-engage with Publix or explore options with another grocer. A discussion followed, touching on the pending litigation. Commissioner Long voiced concerns about traffic and highlighted the importance of having a neighborhood grocery store. Ms. Jadusingh suggested hosting a workshop in late September to further discuss.

Ms. Jadusingh reviewed House Bill 7013 and requirements.

Ms. Jadusingh welcomed ongoing feedback on the proposed budget.

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh highlighted the following: Habitat for Humanity home ribbon cutting; 700 West Atlantic Boulevard tenants; and 1712 NE 2nd Avenue (former Plumosa site).

B. Comments by Board Attorney

No comments.

C. Comments by Commissioners

Commissioner Long sought further clarification on the potential reduction of the CRA allocation. Ms. Jadusingh explained that the allocation could not be adjusted unilaterally but could be influenced by changes to the millage rate.

Deputy-Vice Chair Markert echoed Commissioner Long's previous comments about the grocery store traffic patterns and need for a traffic study.

Commissioner Casale proposed proceeding with the appraisals for the 1712 NE 2nd Avenue property site, with an interest in affordable housing development. Vice-Chair Burns agreed with Commissioner Casale. Discussion ensued about affordable housing and the property.

Chair Carney encouraged Board members to visit the CRA building on 98 NW 5th Avenue.

11. Adjournment

There being no further discussion, the meeting was adjourned at 4:53 p.m.

Renee Jadusingh, Executive Director

Tom Carney, Chair