



CRA Board Regular Meeting Minutes  
Tuesday, February 27, 2024 – 4:00 p.m.  
City Hall Commission Chambers  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh, Esq.  
Gina Clayton

Christine Tibbs  
Tracy Waterlander

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

**4. February PowerPoint Presentation (Included for information only)**

**A. FEBRUARY 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**

Matt Gracie, 255 NE 6th Avenue, expressed concern about the preservation movement and effect on development and growth. He said the system is not working and asked the CRA to intervene. He stated that growth needs to be managed but not stopped. He recommend a reasonable balance.

**7. Consent Agenda**

**A. REGULAR BOARD MEETING MINUTES**

**B. SPECIAL BOARD MEETING MINUTES**

**C. CRA FINANCIAL REPORT – DECEMBER 2023**

**D. AMENDMENT TO CRA HUMAN RESOURCES POLICIES & PROCEDURES MANUAL – SECTION 8**

**E. AWARD REQUEST FOR QUALIFICATIONS CRA NO. 2023-05 – PROFESSIONAL ARCHITECTURAL SERVICES & LANDSCAPE ARCHITECTURAL SERVICES ON A CONTINUING CONTRACT BASIS**

**F. ISSUE REQUEST FOR PROPOSALS CRA NO. 2024-02 FOR PROPERTY MANAGEMENT SERVICES FOR THE CRA-OWNED COMMERCIAL BUILDING LOCATED 98 NW 5TH AVENUE**

**G. RESOLUTION 2024-03 - APPROVE A PURCHASE AND SALE AGREEMENT WITH WILFRID NAZAIRE FOR THE PURCHASE OF THE PROPERTY LOCATED AT 617 NW 2ND STREET**

**H. TEMPORARY USE AGREEMENT REQUEST FROM EMANUEL JACKSON, SR. PROJECT, INC. FOR USE OF 600 & 700 BLOCK WEST ATLANTIC AVENUE**

**I. 700 WEST ATLANTIC AVENUE TENANTS**

**J. FOURTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$3,314.36**

**K. DELRAY BEACH CRA BUDGET AMENDMENT NO. 1, FISCAL YEAR 2023-2024**

**L. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE APPLICATION - HARVEY INSURANCE SOLUTIONS, INC (20 NW 6th AVENUE)**

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

## 8. Old Business

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

Ms. Darden provided a brief background on the item. She recommended cancellation of the Request for Proposals CRA No, 2024-01 and reissue it, if approved.

**Motion** by Commissioner Boylston, seconded by Vice-Chair Burns, to approve Item 8A. In a roll call vote, **motion** passed (5-0).

### B. ISSUE REQUEST FOR PROPOSALS FOR DESIGN/BUILD SERVICES FOR THE NW 800 BLOCK REDEVELOPMENT PROJECT

Ms. Tibbs provided a brief background on the item. She noted the Board provided direction to staff to move forward with the final conceptual design and next steps of the development project at the September 29, 2022 CRA Board meeting. She asked for approval to release the Request for Proposal for Design/Build services on March 27, 2024 with a 60-day deadline.

Commissioner Boylston recommended looking at award winning project Krato in Wesley Chapel, which successfully cultivated local businesses at a reduced rate. He wants to ensure this project is not impacting funding and future partnerships on the other blocks.

Vice-Chair Burns said it is not her favorite project, particularly in this location. She requested continued public meetings for input and feedback.

Ms. Jadusingh noted this project was originally intended to complement projects across the street. She agreed with the recommendations to seek local tenants and continue to work with the community.

**Motion** by Commissioner Boylston, seconded by Deputy Vice-Chair Petrolia, to approve Item 8B. In a roll call vote, **motion** passed (5-0).

### C. APPROVE THE MODIFICATIONS TO THE A.-G.U.I.D.E. (ACHIEVING GOALS USING IMPACT DRIVEN EVALUATION) PROGRAM GUIDELINES

Ms. Jadusingh provided a brief background on the item. She reviewed the FY 2023-2024 A.-G.U.I.D.E. Funding and the City's contribution. She stated the proposal is for the City of Delray Beach to provide funding to four of the five A.-G.U.I.D.E. recipients (Arts Garage, Delray Beach Historical Society, Spady Museum, and Delray Beach Public Library) in FY 2024-2025. She added the Delray Beach CRA would continue to provide funding to Delray Beach Community Land Trust through a process similar to A.-G.U.I.D.E.

Deputy Vice-Chair Petrolia asked about funding tennis. Ms. Jadusingh replied it is a main redevelopment dissemination point for the CRA.

**Motion** by Deputy Vice-Chair Petrolia, seconded by Vice-Chair Burns, to approve Item 8C. In a roll call vote, **motion** passed (5-0).

**D. NOMINATIONS FOR AN APPOINTMENT ON THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE**

Ms. Jadusingh provided a brief background on the item. She noted they received nine total applicants. She asked the Board for feedback on next steps.

Commissioner Boylston suggested the next CRA Board should appoint the members.

Commissioner Long agreed with Commissioner Boylston but also recommended opening it back up to applicants. He suggested eliminating the subarea requirement and having more at-large members.

Vice-Chair Burns asked to address the disqualified candidate who was not on the property deed.

There was a consensus to move the decision to April, open the application again, and also allow trustees or spouse of property owner to apply.

**9. New Business**

**A. RESOLUTION 2024-04 - APPROVE A PURCHASE AND SALE AGREEMENT WITH LAKE IDA CHURCH OF CHRIST, INC. FOR THE PURCHASE OF THE PROPERTY LOCATED AT 1300 LAKE IDA ROAD IN AN AMOUNT NOT TO EXCEED \$610,000**

Ms. Jadusingh provided a brief background on the item. She noted it would still need to go to City Commission for approval, if approved today by the Board.

Deputy Vice-Chair Petrolia stated the location is odd and would have preferred the entire property.

Commissioner Boylston suggested there could be an opportunity to do townhomes as they are looking at housing diversity in the area. He is in favor of moving forward.

**Motion** by Commissioner Boylston, seconded by Vice-Chair Burns, to approve Resolution 2024-04. In a roll call vote, **motion** passed (4-1). Deputy-Vice Chair Petrolia voted in opposition.

## **10. Other Business**

### **A. Comments by Executive Director**

Ms. Jadusingh highlighted Black History Month and upcoming CRA Socials. She thanked the Board for their service.

### **B. Comments by Board Attorney**

Ms. Darden had no comments.

### **C. Comments by Commissioners**

Deputy Vice-Chair Petrolia stated she is proud of the Board and the projects they completed. She thanked Ms. Jadusingh for her leadership and the CRA staff for their hard work.

Vice-Chair Burns thanked Chair Frankel for his service leading the Board.

Chair Frankel wished Lieutenant Gray well on his retirement. He thanked the Board and CRA staff for their good work.

## **11. Adjournment**

There being no further discussion, the meeting was adjourned at 4:42 p.m.

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Renee Jadusingh, Executive Director

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Tom Carney, Chair