



CRA Board Regular Meeting Minutes
Wednesday, November 17, 2021 – 4:00 p.m.
Arts Warehouse
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Kim N. Phan, Esq.
Tara Toto

Lori Hayward
Ivan Cabrera

Alexina Jeannite
Tracy Waterlander

OTHERS PRESENT:

Gina Pierre
Serena Redding

Vera Woods
Chris Redding

Chinasa Thompson

1. Call to Order

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

2. Roll Call

CRA Board Members Present: Chair Shirley Ervin Johnson, Deputy Vice Chair Juli Casale, Commissioner Ryan Boylston, and Commissioner Adam Frankel.

Absent: Vice Chair Angie Gray, Commissioner Kelcey Brooks, and Commissioner Petrolia

3. Approval of Agenda

Motion by Vice Commissioner Frankel, seconded by Deputy Vice Chair Casale, to approve the agenda. In a roll call vote, the **motion** passed (4-0).

4. Powerpoint Presentation for November Board Meeting

Included for information only.

5. Staff Reports

- a. Monthly Work Plan Report**
- b. Arts Warehouse Report**
- c. Funding Assistance and Community Engagement Report**
- d. Property Management Report**
- e. Social Media Report**

Included for information only.

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

Gina Pierre, owner of Corner Office Delray (Amazon Hub) thanked the Board for providing resources so they can continue be community-serving. She mentioned the turkey distribution occurring at the Atlantic High School on November 18 at 6:00 p.m. She acknowledged the CRA for providing the bags to be stuffed with food items. She also thanked Windy City Pizza for providing lunch for the volunteers.

Vera Woodson, 1885 Palm Cove Boulevard, noted she has been staying abreast on issues in the Old School Square area and thanked the Board for being good stewards of the taxpayers' resources and their commitment to transparency.

Chair Johnson closed public comments.

7. Consent Agenda

- a. October 20, 2021 – Regular Meeting Minutes**
- b. Site Development Assistance Funding - Corner Office Delray, LLC (401 West Atlantic Avenue, R10) for an amount not to exceed \$68,251.28**
- c. 95 SW 5th Avenue Agreements - City of Delray Beach Landscape Maintenance, Corner Clip Easement, General Utility Aasement, Easement for Pedestrian Clear Zone and Right of Way Deed**
- d. Second Amendment To CRA/City Interlocal Agreement For Funding Construction/Professional Services Fiscal Year 2020-2021**

Motion by Commissioner Frankel, seconded by Deputy Vice Chair Casale, to approve the Consent Agenda items 7a through 7d. In a roll call vote, the **motion** passed (4-0).

8. Old Business

a. **Approval of a Commercial Lease Agreement for a CRA-Owned Property - 182 NW 5th Avenue**

Alexina Jeannite, Community Engagement Director, introduced Item 8a. Ms. Jeannite asked for the Board's approval for the Commercial Lease Agreement between the CRA and Jerk and Lime at Nicole's House, LLC (182 NW 5th Avenue). She provided historical background for the approved project.

Chinasa Thompson, Co-Owner of Nicole's House, was available for questions.

Deputy Vice Chair Casale asked for clarification about an outstanding funding issue from the previous meeting.

Renee Jadusingh, Executive Director, responded there were no outstanding financial items. She confirmed the applicants are still working on securing two loans. Additionally, they are also working with the SBDC on funding.

Motion by Commissioner Boylston, seconded by Deputy Vice Chair Casale, to approve the Commercial Lease Agreement between the CRA and Jerk and Lime at Nicole's House, LLC. In a roll call vote, the **motion** passed (4-0).

b. **Project Consultancy & Design Services Funding Application and Lease Agreement - Let's Talk Innovation, LLC (D/B/A Let's Talk Café) (186 NW 5th Avenue)**

Ms. Jeannite introduced Item 8b. She asked for the Board's approval of a Project Consultancy & Design Services Funding Agreement (Level 2 Design Services); and approval of a Lease Agreement with Let's Talk Innovation, LLC (doing business as Let's Talk Café) for the proposed improvement project located at 186 NW 5th Avenue. Ms. Jeannite provided background on the project.

Serena Redding, Co-Owner of Let's Talk Café, expressed excitement about moving on to the next phase and offered to answer any questions. She acknowledged they are working with Navy Federal to secure a line of credit up to \$100,000 and working with another financial institution on a sponsorship partnership.

Chair Johnson shared she might have a credit union who would be interested and invited Ms. Redding to connect with her after the meeting.

Ms. Jadusingh congratulated the Reddings on the new addition to their family.

Motion by Commissioner Frankel, seconded by Deputy Vice Chair Casale, to approve the Project Consultancy & Design Services Funding Agreement (Level 2 Design Services); and approval of a Lease Agreement with Let's Talk Innovation, LLC. In a roll call vote, the **motion** passed (4-0).

9. New Business

a. Beach Community Redevelopment Agency Budget Amendment NO. 3, FY 2020-2021

Lori Hayward, Finance and Operations Director, introduced Item 9a.

The Board had no questions.

Ms. Phan read resolution 2021-06 into the record.

Motion by Commissioner Frankel seconded by Deputy Vice Chair Casale, to approve the Beach Community Redevelopment Agency Budget Amendment NO. 3, FY 2020-2021. In a roll call vote, **motion** passed (4-0).

b. Purchase and Sale Agreement – EDRON, LLC - 622 Northwest 1ST Street & 23RD Northwest 7th Avenue – West Atlantic Ave.

Ms. Jadusingh introduced Item 9b. She provided the historical background of property purchases from EDRON in this block. She confirmed they have the signed Purchase & Sale agreement in the amount of \$900,000. The properties have appraised at approximately \$840,000.

Ms. Jadusingh shared they were originally considering this purchase for commercial opportunities, but it might be better to look at multi-family residential opportunities.

Chair Johnson expressed support for affordable housing in this area.

Ms. Jadusingh confirmed they are targeting to close in December, and they will then re-engage with the hired architect to look at this area for housing or mixed-use.

Chair Johnson asked if the private property owners have been approached.

Ms. Jadusingh responded three houses in the back did not express any interest in selling. They have approached one neighbor about their interest in a possible exterior facelift to their property.

Motion by Deputy Vice Chair Casale, seconded by Commissioner Boylston, to approve the Purchase and Sale Agreement with EDRON, LLC for 622 Northwest 1st Street &

23rd Northwest 7th Avenue – West Atlantic Ave. In a roll call vote, **motion** passed (4-0).

c. Acceptance of Solid Waste Authority Blighted Property Grant

Ms. Jeannite introduced Item 9c. She confirmed the two properties for demolition are Shuler’s Memorial Chapel at 600 West Atlantic Avenue and 34 NW 6th Avenue. She asked the Board to accept the Solid Waste Authority Blighted Property Grant award and authorize the Delray Beach Community Redevelopment Agency Board (CRA) Chair to execute an Interlocal Grant Agreement by and between Solid Waste Authority of Palm Beach County and the CRA in an amount not to exceed \$80,652.

Motion by Commissioner Boylston, seconded by Deputy Vice Chair Casale, to approve the Solid Waste Authority Blighted Property Grant. In a roll call vote, **motion** passed (4-0).

d. Approval of an Agreement with REP Services, Inc. for the Instillation of New Playground Equipment at Rev. J.W.H.

Ms. Tara Toto, Redevelopment Manager, introduced Item 9d. She asked the Board to approve Resolution 2021-07 with Rep Services, Inc. to provide services for the materials and labor to install new playground equipment at the Rev. J.W.H. Thomas Jr. Park located at 46 SW 9th Avenue, Delray Beach, FL 33444, piggybacking the terms of the Delray Beach Community Redevelopment Agency Agreement with the Clay County Interlocal Agreement.

Chair Johnson asked about the length of guarantee for the equipment.

Ms. Toto responded she would look into it and provide the information to Ms. Jadusingh.

Motion by Commissioner Boylston, seconded by Deputy Vice Chair Casale, to approve the Agreement with REP Services, Inc. for the Instillation of new playground equipment at Rev. J.W.H. In a roll call vote, **motion** passed (4-0).

Ms. Phan read resolution 2021-07 into the record.

10. Other Business

a. Comments by Executive Director

Ms. Jadusingh shared they are looking to hold a groundbreaking ceremony for the Hatcher Construction Development in either December or January.

She also shared an update on Crafted On The Ave, to be held in Libby Wesley Park in January, February, and March.

Ms. Jadusingh announced they hired two new staff members. Rachelle Eloizin is the new Community Liasion and Dominique Pelissier is the new Program Assistant.

She wished the Board a Happy Thanksgiving.

f. Comments by Board Attorney

None.

g. Comments by Commissioners

Commissioner Frankel noted he attended the Fort Myers meeting and congratulated Ms. Jadusingh and the staff on their participation.

Commissioner Boylston asked the total rollover amount from last year's budget.

Ms. Jadusingh responded the rollover is approximately \$3-4 million. Once the amount is confirmed, she will bring back to the Board for discussion.

Deputy Vice Chair Casale provided a reminder about the booster shots being offered on Saturday from 12:00 – 4:00 p.m. at St. Paul Missionary Baptist. There is a form online to complete or call 561-278-7149.

Mr. Frankel shared the booster information with Chair Johnson.

Chair Johnson spoke on the recent Florida Redevelopment Association conference hosted by the State of Florida. She noted the CRA did not win a prize this year, but they were acknowledged in the booklet. Chair Johnson thanked the staff.

Deputy Vice Chair Casale noted the high attendance at the conference by the Delray Beach CRA Board and acknowledged the great work being doing by the staff.

Chair Johnson shared there will be another presentation tomorrow by Delray Beach Parks & Recreation on the progress of the Pompey Park Project.

11. Adjournment

There being no further discussion, the meeting was adjourned at 4:34 p.m.

Renee Jadusingh, Executive Director

Shirley Ervin Johnson, Board Chair