



CRA Board Regular Meeting Minutes
Tuesday, April 26, 2022 – 4:00 p.m.
Arts Warehouse
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Kim N. Phan, Esq.
Ivan Cabrera
Tracy Waterlander

Christine Tibbs
Alexina Jeannite
Grace Gdaniec

Lori Hayward
Rachelle Eloizin
Lui Acosta

OTHERS PRESENT:

Mark Baron

Brent Baker

Edwin Ferguson

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, Vice Chair Angie Gray, Deputy Vice Chair Juli Casale, Commissioner Ryan Boylston, Commissioner Adam Frankel and Commissioner Shelly Petrolia.

3. Approval of Agenda

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

4. Powerpoint Presentation for April Board Meeting

Included for information only.

5. Staff Reports

A. Arts Warehouse Report

- B. Funding Assistance and Community Engagement Report**
- C. Monthly Work Plan Report**
- D. Property Management Report**
- E. Social Media Report**

Included for information only.

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

None. Chair Johnson closed the public comments.

7. Consent Agenda

- A. March 22, 2022 – Workshop Meeting Minutes**
- B. March 22, 2022 – Regular Meeting Minutes**
- C. CRA Financial Report – Revised January 2022**
- D. First Amendment to the Interlocal Agreement between the CRA, the City of Delray Beach, and the School Board of Palm Beach County for the Eagle Nest Program Project 4 at Atlantic High School Career Academy**
- E. Amendment to Delray Beach Community Redevelopment Agency Bylaws**
- F. Delray Beach Community Redevelopment Agency Board Meeting Dates - April 2021 Through March 2023.**
- G. CRA A-Guide: Achieving Goals Using Impact Driven Evaluation Program**
- H. Reinstatement and Ratification of Second Amendment to the Work Assignment for Architectural Services Provided by CPZ Architects Inc.**
- I. Accept the Modifications to the Paint-Up & Signage Funding Program Guidelines**

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

8. Presentation

A. Presentation – Match Point, Inc, - Delray Beach Open 2022 by Mark Baron

Mark Baron, 30 NW 1st Avenue, Delray Beach, noted this is his first time visiting the Arts Warehouse. He thanked the CRA for their involvement in the Delray Beach Open 2022. He shared that the event was televised in over 100 countries worldwide and hotel occupancy was the highest in many years. He presented the CRA with a special recognition award.

Deputy Vice Chair Casale noted this year's tournament was the best ever.

Mr. Baron noted they changed their marketing and PR company this year, which increased social media and television presence. He shared new ideas they are developing, including featuring a new Delray restaurant every two days at the tournament.

9. Old Business

A. Update—Carver Square Workforce Housing Development

Executive Director Renee Jadusingh introduced Brent Baker from Pulte Group to provide an update.

Mr. Baker displayed aerial photos and images from the Celebration Day held on April 22, 2022. He highlighted the following:

- No subsidies from the City
- Will meet contract requirements on starting and completing the houses despite global supply chain issues
- Agreement from AT&T to bring high speed fiber into the neighborhood
- Partnership with Community Greening for fruit trees

He reviewed the price points, the project timeline, and the buying process. He emphasized Fair Housing laws were followed at each step throughout the process to allow equal access.

He provided an overview of the applicants and highlighted that 16 of 20 lottery winners were from the local area. He shared three examples of Carver Square Families.

He covered the deed restriction overview.

Commissioner Petrolia asked why two lotteries were held.

Mr. Baker responded they originally intended to hold four lotteries but when they received more applications than houses available, they decided to split between two lotteries.

In response to Deputy Vice Chair Casale's question, Ms. Jadusingh confirmed she attended the first lottery. Mr. Baker stated there were 5-6 witnesses and it was videotaped as well.

Vice Chair Gray stated she received phone calls about the amount of houses available and concerned it would not be a fair process. She confirmed the selection process was open and fair. She acknowledged some people who were not selected are upset. She expressed disappointment regarding a CDC flyer she saw with no mention of the CRA's role in the project. She emphasized the CRA was the project partner with Pulte Group and not the CDC. Mr. Baker responded to the comment.

Chair Johnson thanked everyone for their participation in the project. She asked for clarification on renting the properties. Mr. Baker described the restrictive process covered under Fair Housing Laws and the County.

In response to Vice Chair Gray's question, Ms. Jadusingh stated they are still working on the two covenants. She described the two covenant and the relationship between the CRA, Pulte Group, the City, and the County. She stated the terms are agreed upon and the forms need to be finalized.

Commissioner Boylston spoke on affordable housing models.

Commissioner Petrolia asked what happens if someone breaches their covenant. Mr. Baker responded that the County regulates it, and they physically inspect the units annually. He cannot speak on the County enforcement process.

Discussion ensued about the affordable housing and building wealth.

10. New Business

A. CRA Executive Director Annual Evaluation Format

Assistant Director Christine Tibbs introduced the item and noted the evaluation is conducted on or around June 29 annually. She referenced the draft evaluation form. She asked for Board comments or feedback on the draft evaluation format.

Consensus was reached to finalize the form and distributed to the Board. Ms. Tibbs said the evaluation will be on the June agenda. She noted the Board should contact Tracy Waterlander if they are interested in scheduling optional one on one time with Ms. Jadusingh.

B. Fiscal Year 2020-2021 Annual Report Review & Fiscal Year 2021-2022 Mid-Year Project Review

Community Engagement Director Alexina Jeannite highlighted the following:

- Preserving essential community services and programs through the A-G.U.I.D.E. Program
- Investing in small businesses through the Funding Assistance & Incentive Programs
- Community Engagement through outreach and special programming

Ms. Jadusingh introduced the new Community Liaison Rachelle Eloizin.

Arts Warehouse Manager Grace Gdaniec highlighted the following:

- Arts Based Economic Development Program
- Arts Warehouse Property
- Resident Artists Studio & Co-Working
- Exhibitions
- Virtual Programs

- Outreach & Marketing
- Education Programs
- Private Facility Rentals & Special Events

Ms. Gdaniec CRA mentioned Dominique Pelissier, Arts Warehouse Program Assistant, who was hired in 2021, but not present for the CRA Board meeting

Ms. Jadusingh and Ms. Tibbs continued the presentation by highlighting the following:

- Housing
- Investing in Local Business
- Investing the Community
- Historic Preservation
- Delray Beach Green Market

Finance and Operations Director Lori Hayward reviewed the financial information.

Ms. Jadusingh and staff highlighted the Fiscal Year 2021-2022 CRA Priorities.

A brief discussion ensued about the wayfinding signs and FDOT approval process.

Vice Chair Gray asked for an update on BH3. Attorney Phan confirmed litigation is ongoing and the next hearing is scheduled for May 18, 2022. Vice Chair Gray asked about increasing engagement with children and local arts. Arts Warehouse Gallery Assistant Lui Acosta replied that they are working on development of a program called See and Do for children.

Deputy Vice Chair Casale thanked CRA staff for their hard work and acknowledged the accomplishments.

Commissioner Petrolia commented on the Sticker Program and ensuring they are more prominent. She asked about a waitlist for Arts Warehouse applications. She asked if the City could claw back funding for the unsuccessful 404 initiative. She expressed disappointment there was not even a ribbon cutting or recognition of the CRA support.

Chair Johnson commented on the site assistance program for businesses. She specifically commented on roof replacement.

Ms. Jadusingh and Ms. Tibbs explained the site assistance program for roofs is when the business owner needs to make a significant structural change.

A brief discussion ensued about the site assistance program, but no consensus was reached to change the policy.

Chair Johnson noted trash accumulation issues in parts in the City.

Ms. Jadusingh noted budget workshops are commencing and she will ask the Neighborhood Services team and Parks and Recreation to present and hear concerns.

Commissioner Petrolia and Commissioner Frankel both agree with the trash accumulation issue.

Ms. Jadusingh noted they are paying for an enhanced trash service and the concerns speak to the fact they are not receiving that level of service.

Chair Johnson thanked the CRA staff for the updates they provided.

11. Other Business

A. Comments by Executive Director

No additional comments.

b. Comments by Board Attorney

No additional comments.

Chair Johnson reopened public comments.

Mr. Edwin Ferguson introduced himself and noted he is running for Palm Beach County School Board District 7. He reviewed his campaign issues.

Chair Johnson closed public comments.

c. Comments by Commissioners

Commissioner Petrolia spoke on Pulte Group suggested any future partners should utilize the CRA for direct outreach. She noted the CRA logo should be on all partnership initiatives and projects. She added Community Greening are not only providing the fruit trees for the Carver Square homes but also to the homes in the surrounding block. She congratulated the CRA team for all their accomplishments.

11. Adjournment

There being no further discussion, the meeting was adjourned at 6:16 p.m.

Renee Jadusingh, Executive Director

Shirley Ervin Johnson, Board Chair