



CRA Board Workshop Meeting Minutes
Thursday, September 1, 2022 – 2:00 p.m.
Arts Warehouse
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Lori Hayward
Tracy Waterlander

Christine Tibbs
Alexina Jeannite

Kim N. Phan, Esq.
Ivan Cabrera

OTHERS PRESENT:

Laura Simon
Evelyn Dobson
Kae Jonsons

Marjorie Waldo
Winnie Edwards
Stephanie Immelman

Herman Stevens Jr.
Charlene Farrington
Jackie Ramirez

1. Call to Order

Chair Johnson called the meeting to order at 2:05 p.m.

2. Roll Call

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

3. Approval of Agenda

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

4. Presentation

A. Powerpoint Presentation for September Workshop

Included for information only.

B. Delray Beach Downtown Development Authority - Art & Jazz Wrap Up

Downtown Development Authority Executive Director Laura Simon provided the history of Art & Jazz on the Avenue. She reviewed the goals of the program, upcoming dates, event branding, social media, advertising, website, and public relations data. She noted the impact included 121 vendors, 72 neighborhood businesses, 6 cultural organizations, and approximately 15,000 in

attendance. She shared testimonials, reviewed the program financials, and noted the overall economic impact was \$556,000. She thanked the CRA and community partners for support and showed the video overview of the event.

The Board thanked Ms. Simon and the DDA for the event and noted the importance of economic development and partnership.

C. CRA GIS Property Map Demonstration

The item was moved in the interest of time and not presented.

5. Discussion

A. Modifications To A-G.U.I.D.E. Funding Agreement

CRA Legal Advisor Kim N. Phan, Esq. summarized the revisions of the A-GUIDE Agreement in Paragraphs 4, 5, 6, 7, 8, 9, 11, 15, 17, 18, and 22.

Deputy Vice Chair Casale recommended including language about the retention of records. Ms. Phan confirmed that provision is already included in the contract. A brief discussion ensued about the Old School Square documents.

Commissioner Boylston asked about the 7-day window for reporting a change and the penalty. Ms. Phan replied that the Board can determine a longer length and clarified the penalty is an option and not mandatory. Ms. Jadusingh recommended a 30-day window.

Commissioner Boylston asked for clarification on Paragraph 17. Ms. Phan explained that it gives the Board discretion to terminate without cause and a cure period does not have to be provided. Commissioner Boylston expressed concern about the termination for convenience clause and financial recoupment. A brief discussion ensued about the clause.

Chair Johnson asked about the audit language. Ms. Phan clarified they have 7 years from completion of the contract to audit.

Chair Johnson asked if there were any concerns expressed for the upcoming year. Ms. Jadusingh said one area of concern is the amount of work and time to provide supporting documents with the quarterly reporting. She noted staff recommends providing supporting documents for expenses over \$1,000.

Community Engagement Director Alexina Jeannite provided history and goals of the A-GUIDE program. She briefly reviewed the FY 2022-2023 A-GUIDE funding requests, which total \$1,103,000.

B. A-GUIDE Funding Request For Fiscal Year 2022-2023 - Arts Garage

Ms. Jeannite provided a brief introduction and noted the Evaluation Committee recommends the full funding request.

Arts Garage President and CEO Marjorie Waldo reviewed the funding request for Arts Garage. She noted the CRA funds are dedicated solely to music, theater, and comedy programming each year. She summarized the CRA program-based revenues, 2021-2022 program highlights, and community outreach and engagement.

Chair Johnson asked how much the Arts Garage receives from the City. Ms. Waldo replied that they do not receive funding from the City, but they have a generous \$1 annual lease.

C. A-GUIDE Request For Fiscal Year 2022-2023 - Delray Beach Community Land Trust

Ms. Jeannite provided a brief introduction and made a correction to the summary. She noted their request is for \$161,000 and the Evaluation Committee recommends the full funding request.

Delray Beach Community Land Trust Chair Herman Stevens Jr. introduced additional Board members and Director Evelyn Dobson.

Ms. Dobson summarized the program service update, including the portfolio of 106 properties, housing development, and rental housing. She reviewed the 2022-2023 Affordable Housing program overview, 2021-2022 highlights, and annual budget comparison.

Vice Chair Gray stated the Florida Commission recently praised the Delray Beach Community Land Trust. She asked Ms. Dobson to share the history of the Delray Beach Community Land Trust.

Ms. Dobson said she would share her comments about the A-GUIDE with Ms. Jadusingh.

Ms. Dobson explained the back-stopping aspect of the Community Land Trust. She said they have only lost two foreclosures in her sixteen-year history.

D. A-GUIDE Request For Fiscal Year 2022-2023 - Delray Beach Historical Society

Delray Beach Historical Society Executive Director Winnie Edwards introduced the Co-President, a Board Member, and additional staff.

Ms. Edwards provided a brief history of the Delray Beach Historical Society. She reviewed highlights of the City Archive, the Heritage Garden, exhibits, programs, and outreach. She highlighted upcoming initiatives, their mission, and their funding request. She confirmed they receive \$100,000 annually from the City and raise \$225,000 annual through memberships, sponsorships, fundraisers, and events.

E. A-GUIDE Funding Request For Fiscal Year 2022-2023 - Expanding & Preserving Our Cultural Heritage - Spady Museum

Ms. Jeannite provided a brief introduction and noted the Evaluation Committee recommends the full funding request of \$109,000.

Spady Museum Executive Director Charlene Farrington shared the mission of the museum. She summarized 2021-2022 events, programs, tours, and meeting and event space data. She reviewed the 2022-2023 funding request for \$109,000.

Ms. Farrington confirmed she would share her feedback about the A-GUIDE with staff.

F. A-GUIDE Funding Request For Fiscal Year 2022-2023 - Delray Beach Public Library Association

Ms. Jeannite provided a brief introduction and noted the Evaluation Committee recommends the full funding request of \$443,000.

Delray Beach Public Library Association Development and Community Relations Director Kae Jonsons introduced additional staff and Board members. She reviewed the 2021 Library At A Glance data, partnerships, youth programming, small business and entrepreneurship support, technology, and budget request of \$443,000. She confirmed they receive \$1.4M in funding from the City and disclosed they asked for an additional 6% this year.

Ms. Jonsons stated they will send their feedback about the A-GUIDE.

G. A-GUIDE Funding Request For Fiscal Year 2022-2023 - Greater Delray Beach Chamber Of Commerce, Inc

Greater Delray Beach Chamber of Commerce CEO Stephanie Immelman introduced SBDC Consultant Jackie Ramirez.

Ms. Ramirez shared the mission, role, and funding structure of the SBDC. She summarized the return on investment to date of the CRA District from 2016-2022, 2021-2022 CRA activity, current CRA client business status, and 2022-2023 Services.

Commissioner Boylston noted economic partnerships are critical.

Ms. Ramirez stated they will send their feedback about the A-GUIDE.

Vice Chair Gray asked about client outreach for underrepresented communities. Ms. Ramirez spoke about their grass-roots model and funded programs in underrepresented communities.

Ms. Ramirez confirmed they receive no funding from the City.

6. Adjournment

There being no further discussion, the meeting was adjourned at 4:20 p.m.

Renee Jadusingh, Executive Director

Shirley Ervin Johnson, Board Chair