



CRA Board Regular Meeting Minutes
Thursday, October 27, 2022 – 4:00 p.m.
Arts Warehouse
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Gina Clayton
Tracy Waterlander

Christine Tibbs
Alexina Jeannite

Kim N. Phan, Esq.
Ivan Cabrera

OTHERS PRESENT:

Sanaz Alempour

1. Call to Order

Chair Johnson called the meeting to order at 4:01 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 (arrived at 4:05 p.m.), Commissioner Frankel and Commissioner Shelly Petrolia

3. Approval of Agenda

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

4. Powerpoint Presentation for October Board Meeting

Included for information only.

5. Staff Reports

Included for information only.

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

None.

7. Consent Agenda

- A. **SEPTEMBER 29, 2022 - REGULAR MEETING MINUTES**
- B. **BH3 MANAGEMENT, LLC v. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY - DESIGNATION OF CRA MEDIATION REPRESENTATIVE**
- C. **PAINT-UP & SIGNAGE FUNDING AGREEMENT - PHOENIX BOXING CLUB, LLC. (103 NW 5TH AVENUE)**
- D. **WITHDRAWAL OF SPECIAL CATEGORY HISTORIC PRESERVATION GRANT FOR THE HISTORIC WELLBROCK HOUSE**

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

8. Old Business

A. **UPDATE ON A.-G.U.I.D.E. FUNDING AGREEMENTS FOR FISCAL YEAR 2022-2023**

Community Engagement Director Alexina Jeannite stated the A.-G.U.I.D.E. funding agreements were approved at the September 29, 2022, meeting. She noted, of the six (6) approved organizations, only four (4) organizations to date. One organization has declined to sign the agreement and one has yet to sign. She stated the four (4) organizations that have signed include the Arts Garage, Community Land Trust, The Historical Society, and Spady Heritage Museum. She noted the Chamber has declined to sign and they are still awaiting signature from the Library.

Ms. Jadusingh stated the Library has not yet signed due to some language they were uncomfortable with, so the Library's Board has not approved the agreement yet. CRA Legal Advisor Kim Phan further described the provisions the Library had issues with. She noted they met with the Library's Board and staff to discuss and stated the largest issue is the provision with audit rights.

Commissioner Petrolia asked about the previous contract and lookback term. Ms. Phan replied there was no specific time frame in the previous agreement. She further described retention of public records and noted at the minimum it is three (3) years and can be as long as forever.

Ms. Jadusingh said they will provide an update at the next meeting.

9. New Business

A. **UPDATES FROM THE FLORIDA REDEVELOPMENT ASSOCIATION ANNUAL CONFERENCE FOR FISCAL YEAR 2022-2023**

Chair Johnson thanked Vice Chair Gray and Commissioner Frankel for attending the conference.

Ms. Jadusingh summarized the staff presentations.

Vice Chair Gray said the keynote speaker was amazing and spoke about the Pictona at Holly Hill P3 partnership.

Chair Johnson described her conference experience and highlighted her Daytona CRA bus tour, presentations, and the banquet. She announced that Ms. Jadusingh has been elected to the Florida Redevelopment Association Treasurer position.

Ms. Jadusingh announced the 2023 FRA Annual Conference will be held October 24 - 27, 2023 at the Marriot Resort Sawgrass, in Ponte Vedra Beach, FL.

B. OVERVIEW OF CHAPTER 163, PART III - COMMUNITY REDEVELOPMENT ACT AND CRA PLAN AMENDMENT

Ms. Jadusingh introduced the item and provided background.

Ms. Phan provided a refresher of the 2019 – House Bill 9. She reviewed the following changes:

- Requires ethics training for all CRA board members
- Requires the CRA to use the same procurement processes as the city or county
- Revises the annual reporting requirements for agencies
- All CRA's Sunsets in 2039
- Limits the extension of outstanding bonds' maturity beyond 2039
- Updates state agency requirements when declaring inactive CRAs
- Allows the amounts of funding by each taxing authority who passes the funding ordinance of a CRA trust fund to be lowered to 50%
- Requires all CRA expenditures to be pursuant to the annual budget
- Such budget/amendments shall be submitted to the county 10 days after approval
- Revises the list of allowed expenditures by a CRA
- Allows end of fiscal year carry over of project funds beyond the 3-year limitation
- Revises audit requirements
- Requires the audit to accompany the annual financial report under 218.32
- Effective October 1, 2019

She continued by reviewing the language in 163.3755, F.S. Termination of Community Redevelopment Agencies and Resolution 86-2003. She displayed the resolution recently passed so they can request an extension from the City and the draft resolution that will go before the City Commission on November 1, 2022. She also reviewed the following:

- 163.387(6), F.S. Redevelopment Trust Fund

- 163.370, F.S. Powers; Counties and Municipalities; Community Redevelopment Agencies
- 163.358, F.S. Exercise of Powers In Carrying Out Community Redevelopment and Related Activities
- Delray Beach Ordinance 46-85
- 163.340, F.S. Definitions

A discussion ensued about the Statute and the CRA.

Deputy Vice Chair Casale asked if the City requested additional funds for Pompey Park based on the marketplace. Ms. Jadusingh replied they did not originally anticipate such a significant increase.

Vice Chair Gray spoke about the impact of COVID on partners and support needed.

Chair Johnson suggested consideration of reduced funding in the future so organizations can begin to become more self-sufficient.

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh highlighted: Wellbrock Housewarming, Amazon Hub Ribbon Cutting, and the Rev. J.W.H. Thomas, Jr. Park Commemoration Ceremony. A brief discussion ensued about changing the name on the plaque to include his Dr. honorific. She shared the NW 800 Block Redevelopment Project won the 2022 Unbuilt Award from the AIA Fort Lauderdale Design Awards. She noted the Solid Waste Authority Grant was awarded for the 700 W. Atlantic Avenue demolition. The 27th Annual Winter GreenMarket is back every Saturday in Old School Square Park and Crafted on the Ave will be held on November 5th in the Libby Wesley Plaza. She announced the NE 3rd Avenue Ribbon Cutting Ceremony will be held on November 15th and the Fall Warehouse Market will be held on November 19th.

B. Comments by Board Attorney

None.

C. Comments by Commissioners

Vice Chair Gray asked why the Carver Square project is delayed. Ms. Jadusingh said the closing will occur soon. She also asked for an update on Nicole's House. Ms. Jeannite shared Nicole's House project is still moving forward but they ran into an issue with their previous contractor and documents that were submitted. She announced an upcoming Delray Beach pickleball tournament December 1-4 and acknowledged the economic impact.

Commissioner Boylston thanked his colleagues for attending the events and ribbon cuttings.

Chair Johnson discussed the demolition of 700 W. Atlantic Avenue and current tenants. Ms. Jadusingh recommended adding the item to the next agenda.

11. Adjournment

There being no further discussion, the meeting was adjourned at 5:24 p.m.

Renee Jadusingh, Executive Director

Shirley Ervin Johnson, Chair