



CRA Board Regular Meeting Minutes  
Thursday, September 28, 2023 – 4:00 p.m.  
City Hall Commission Chambers  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh, Esq.  
Tracy Waterlander

Christine Tibbs

Gina Clayton

**OTHERS PRESENT:**

Sanaz Alempour  
Lieutenant Daniela Quinn  
Ariana Ciancio  
Henry Thompson

**1. Call to Order**

Chair Frankel called the meeting to order at 4:10 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 Deputy Vice-Chair Shelly Petrolia, seconded by Vice-Chair Burns, to approve the Agenda. In a roll call vote, **motion** passed (5-0)

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

**A. SEPTEMBER POWERPOINT PRESENTATION**

**5. Staff Reports (Included for information 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**

Ms. Marjorie Waldo, 316 NW 2nd, Delray Beach, recognized Richard Lowenthal, the Arts Garage Board Chair.

**7. Consent Agenda**

**A. REGULAR BOARD MEETING MINUTES – AUGUST 22, 2023**

**B. CRA FINANCIAL REPORT – JULY 2023**

**C. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 - ARTS GARAGE**

**D. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 – DELRAY BEACH COMMUNITY LAND TRUST**

**E. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 – DELRAY BEACH HISTORICAL SOCIETY**

**F. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 - EXPANDING & PRESERVING OUR CULTURAL HERITAGE - SPADY MUSEUM**

**G. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 – DELRAY BEACH PUBLIC LIBRARY ASSOCIATION**

**H. APPROVE THE SECOND AMENDMENT TO THE REPURCHASE AGREEMENT - DELRAY BEACH COMMUNITY LAND TRUST, INC. - 102 NW 13TH AVENUE (FORMERLY 102 AND 1311 NW 14TH AVENUE)**

**I. FOURTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR**

**J. AMENDMENT TO CRA HUMAN RESOURCES POLICIES & PROCEDURES MANUAL - SECTION 17 AND SECTION 30**

**K. SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE**

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

**8. Old Business**

None.

**9. New Business**

**A. PRESENTATION FROM THE CITY OF DELRAY BEACH CLEAN AND SAFE DIVISION**

Ms. Jadusingh provided a brief background on the item.

Lieutenant Daniela Quinn began the presentation by providing an overview of the Clean and Safe Division. She noted the unit is responsible for policing both the East and West Atlantic Avenue corridors. She reviewed the CRA Clean and Safe Boundary map, Part One Crimes data, and Calls for Service. She explained the Officer Quantitative Activity chart and activities that officers perform that are non-quantitative. She reviewed the hot spot locations including Veterans Park, Old School Square, and Libby Wesley Park and described common issues and concerns. She summarized the current staffing and growth/expansion.

Vice-Chair Burns asked about the documented actions. Lieutenant Quinn confirmed that every incident or action is documented.

Vice-Chair Burns inquired about the increase in traffic stops in July 2023 from the previous years. Lieutenant Quinn said they have received more complaints about the trucks on Atlantic Avenue.

Vice-Chair Burns asked about extra patrols. Lieutenant Quinn said it is the number of times an officer has responded.

Commissioner Boylston recommended increasing communication about the program.

Deputy Vice-Chair Petrolia pointed out the increase in activity in September. She asked why the crimes were lower in 2023. Lieutenant Quinn clarified the 2023 data only goes to July 31.

Commissioner Long thanked the Police Department.

Chair Frankel noted the number of downtown officers has not kept up with the number of new visitors and businesses in the area. He asked Ms. Jadusingh about a solution. Ms. Jadusingh said solutions will be discussed following the second part of the presentation.

Ms. Ariana Ciancio, Mental Health Counselor and Substance Abuse Counselor, continued the presentation by reviewing the Community Outreach Team and their roles. She described diversion intervention and its intent. She described the Caring Kitchen Meals and interfaith shower truck initiatives. She shared the 2019-2023 Point In Time data and agencies who provide assistance.

Deputy Vice-Chair Petrolia thanks Ms. Ciancio for her leadership. She noted the homeless population grew across the County by 32% and Delray's population only grew 5%. She thanked her for employing the diversion intervention and vouchers.

Deputy Vice-Chair Petrolia asked how they determine who are residents within the homeless population. Ms. Ciancio described the tactics they employ.

Commissioner Long said the diversion tactics are both efficient and compassionate. He thanked the Community Outreach Team.

Vice-Chair Burns attended the Homeless Task Force last week and was impressed.

Commissioner Boylston said every city is looking for a solution. He said the partner list is twice as long as he expected.

Chair Frankel said the presentation was informative. He asked how the County contributes. Ms. Ciancio described examples of services and resources provided by the County. Ms. Jadusingh added that she recently met with the Police Department and City Manager's Office to discuss a potential increase in officers for the Clean and Safe Program.

Mr. Henry Thompson, Clean and Safe Administrator, began the presentation by reviewing the CRA Clean and Safe Boundary. He discussed general maintenance, electricians, code compliance, and continued landscape maintenance project. He reviewed completed landscape maintenance projects, trash receptacle maintenance and installation, and other initiatives and accomplishments. He further described greenway maintenance.

Commissioner Boylston asked where there is opportunity for improvement. Mr. Thompson said hiring a team for the night shift. Commissioner Boylston suggested an opportunity to work together on dumpsters and alleys.

Vice-Chair Burns asked for clarity on the number of staff. Mr. Thompson said there are 10 general maintenance workers.

Deputy Vice-Chair Petrolia said a focus on plant life makes a significant difference.

Commissioner Long thanked Mr. Thompson and the team for their work. He would be interested in discussing adding night shift staff.

Chair Frankel said he sees the Clean crew out there every day. He is also interested in a discussion to add night shift staff.

**B. RESOLUTION NO. 2023-06 - ADOPTION OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2023-2024 BUDGET**

Ms. Jadusingh invited Ms. Clayton to provide the budget overview.

Ms. Gina Clayton, Finance and Operations Director, reviewed the budgeted projects by subarea.

Ms. Jadusingh summarized the focus areas for FY 2023-2024 and CRA priorities.

Deputy Vice-Chair Petrolia said she toured the Island Cove apartments built by the Housing Authority. She said it is a fantastic project and does not look like affordable housing. She recommended they consider a similar project for seniors. Commissioner Boylston would be in favor of a partnership.

Vice-Chair Burns said affordable housing for seniors in the Northwest/Southwest is needed.

Ms. Jadusingh

**Motion** by Deputy Vice-Chair Petrolia, seconded by Commissioner Boylston, to approve 9B. In a roll call vote, **motion** passed (5-0).

**C. DISCUSSION – DELRAY GREENMARKET LOCATION FOR WINTER 2023-2024 & SUMMER 2024**

Ms. Jadusingh reviewed the current site plan and alternate options.

Commissioner Boylston said the DDA does not support keeping the Winter GreenMarket in the front and the CRA should be aligned.

Deputy Vice-Chair Petrolia said she likes the Greenmarket on the Old School Square grounds, and they can shift it. She would defer to the DDA.

Ms. Jadusingh said Parks and Recreation suggested waiting until the Christmas tree was down.

Discussion ensued about impact to the grounds.

Vice-Chair Burns asked about the SETAC letter. Ms. Jadusingh replied that she needs clarification from Parks and Recreation. Vice-Chair Burns supports alternating the locations.

Ms. Jadusingh asked their location preference for the Summer GreenMarket. She noted that SETAC approved the Summer GreenMarket 2024 location at Old School Square. She added that staff has been researching the possibility of NE 3rd Street/Avenue.

Commissioner Boylston supports the continuation of the Summer GreenMarket and likes the location by the Arts Warehouse.

Deputy Vice-Chair Petrolia said there is no shade coverage near the Arts Warehouse and recommended in front of City Hall.

Chair Frankel said the heat is a major issue, even under the trees. He said that West Palm Beach does their GreenMarket at night.

Deputy Vice-Chair Petrolia likes the idea of a GreenMarket at night.

**10. Other Business**

**A. Comments by Executive Director**

Ms. Jadusingh highlighted the following: Florida Housing Coalition Statewide Affordable Housing Conference; National Night Out; CRA Social; Crafted on the Ave; RAC appointment applications; and The Florida Development Association 2023 Annual Conference.

**B. Comments by Board Attorney**

Ms. Alempour had no comments.

**C. Comments by Commissioners**

No Board comments.

**11. Adjournment**

There being no further discussion, the meeting was adjourned at 5:46 p.m.

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Renee Jadusingh, Executive Director

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Adam Frankel, Chair