



CRA Board Meeting Minutes
Tuesday, July 9, 2019 – 1:30 p.m.
City Commission Chambers – 100 NW 1st Avenue
Delray Beach, FL 33444

STAFF PRESENT:

Ivan Cabrera	Renee Jadusingh	Lori Hayward	Elizabeth Burrows
Patrick McCullum	Danielle Arfin		

OTHERS PRESENT:

Ernestine Holiday	George Long	Carol Howard	Max Eida
Phil Daly	Jason Spiegel	David Tolces	Caryn-Gardner Young
Gene Subino	Neal de Jesus	Javaro Sims	

1. Call to Order

Chair Petrolia called the meeting to order at 1:30 p.m.

2. Roll Call

Present: Chair Shelly Petrolia, Vice Chair Shirley Johnson, Deputy Vice Chair Angie Gray, Treasurer Bill Bathurst, Commissioner Pamela Brinson, Commissioner Adam Frankel, and Commissioner Ryan Boylston.

3. Approval of Agenda

Motion by Commissioner Boylston, seconded by Deputy Vice Chair Gray, to approve the agenda. In a roll call vote, the **motion** passed unanimously (7-0).

4. Approval of Minutes

None.

5. Public Comments on Non-Agenda and Consent Agenda Items

George Long, provided a written copy of his public comments to the clerk. He stated the comment is regarding parking variances if his property is developed.

Carol Howard, shared a comment on behalf of Yvonne Odum, who was not able to attend. She stated that she thought City Commission and CRA Meetings should not be held on the same day, and that the CRA Board should be a separate board.

Max Eida, stated he had been working with the CRA for 19 years trying to build something, and felt he had been treated unfairly. He said he would be meeting with the new CRA Executive Director on Monday.

6. Presentations

a. Presentation – ShotSpotter – City of Delray Beach Police Department

CRA Executive Director Renee Jadusingh stated the CRA had been in discussion with the Delray Beach Police Department regarding an initiative called ShotSpotter. She said there was funding available for the program in the FY 2019/20 budget.

Phil Daly, Southeast Director from ShotSpotter and former Police Sargeant, provided an overview of the program. He stated the company works to enable more responsive policing and build safer communities.

Mr. Daly provided statistical information on gun violence in communities across the United States, response and the toll of persistent gunfire.

Continuing, Mr. Daly stated ShotSpotter is a program to combat the feeling that the police don't care about gun violence in the community through proactive, precision-based, community-focused policing.

Mr. Daly gave an example of the police response to a ShotSpotter alert and the transformative impact on communities effected by gun violence. Continuing, he explained how the system physically works, as well as outlining additional complementary technologies which can be integrated. Mr. Daly provided early results from projects in Chicago and Columbia.

Mr. Daly outlined the proposed coverage area and analysis for the ShotSpotter program in Delray Beach. He stated the analysis of gun-related crime data by the Delray Beach Police Department identified 831 gun-related crimes in the City and proposed a two (2) square mile coverage area for the program.

Mr. Daly explained that area would encompass a large portion of the CRA district, Pompey Park, and five (5) K-12 schools.

Continuing, Mr. Daly reviewed the costs associated with partnering with ShotSpotter. One-time fees of \$30,000 include service installation, onboarding, training, and best

practices support. The total annual fee is \$130,000, with a discount for a three (3) year contract.

Chair Petrolia opened a public hearing on the subject, however there being none to speak, closed the public hearing.

Commissioner Boylston stated he saw a presentation on the program in West Palm Beach the previous year, and asked Mr. Daly to share information on that City's experience.

Mr. Daly said West Palm Beach has made good strides in reducing overall levels of gunfire activity. He noted there have been a number of incidences where officers showed up on the scene and the shooters were still present. He stated West Palm Beach is using ShotSpotter's best practices in every possible way, including connecting with communities in response to incidents.

Commissioner Boylston asked for clarification regarding the ShotSpotter team being available moving forward to assist in best practices.

In response to a question from Chair Petrolia, Gene Subino, Delray Beach Police Department, clarified that the 831 gun-related crimes listed for a two (2) year period in the City was incidents where guns were fired, not just where a gun was present in the commission of a crime.

Mr. Subino also clarified these were incidents which were reported to or witnessed by law enforcement.

Chair Petrolia stated her concern was that this program would not decrease the number of crimes, or if it was just a tool for zeroing in on where crimes are happening. She referenced a Forbes article which referenced the technology, saying it resulted in additional responses to crimes, but not necessarily additional arrests.

Continuing, Chair Petrolia stated this might be a policy conversation that should be had at the City level, not at the level of the CRA Board.

Mr. Daly pointed out ShotSpotter alone does not reduce gun violence, it is the use of the intelligence and the response that makes the reduction.

Continuing, Mr. Daly stated lack of response fuels normalization of gun violence in areas, it shows the community they care and disrupts the violence cycle.

Chair Petrolia questioned whether Delray Beach had enough police officers on the streets to make the program successful and expressed concern that repeated calls that did not result in fighting the shooter might change response efficacy.

Commissioner Brinson stated as a resident who had been on the floor in her home every week with her children, this conversation had to be addressed.

Neal de Jesus, Interim City Manager, agreed with Chair Petrolia that the item should be a policy decision, not a presentation before the City Commissioner or the CRA Board. He stated he already took the item off the City agenda.

Mr. de Jesus stated he would like the item to go to the City staff for discussion and research, then staff can come back to the CRA seeking funding.

Deputy Vice Chair Gray asked why the CRA would be funding the project, and why it would be limited to the CRA area. She stated there are a lot of shots being fired, including outside the Northwest/Southwest Neighborhoods, and asked Police Chief Javaro Sims to respond regarding singling out black neighborhoods.

Police Chief Sims stated 56 percent of reported gun crimes are in the CRA District. He said the goal was to start with two (2) miles and eventually expand the program.

Deputy Vice Chair Gray questioned the CRA district being repeatedly asked for funding and said the City should be taking responsibility.

Chair Petrolia stated the CRA is asked for funding because the tax dollars are only allowed to be spent in the CRA district.

The Commissioners discussed ways the CRA funds are spent and have been spent over the past decades.

Commissioner Boylston agreed the item should go to City Commission first, then come back to the CRA for approval. He noted the area represents about two (2) percent of the City, yet 56 percent of the gun crime, so it should be the place to start.

Commissioner Boylston asked the Commissioners to follow up for additional information. He said he thought this was something different that has results, and he wanted to explore it.

In response to a question from Commissioner Frankel, Chief Sims stated the item initiated with a conversation between himself and Mr. Costello. Chief Sims explained why he saw the ShotSpotter program as a valuable tool.

Commissioner Bathurst stated the purpose of the CRA is to eliminate blight. He noted nothing eliminates blight more than getting rid of crime.

Continuing, Commissioner Bathurst asked for information regarding efficiencies the program would create, and how the roll out of the cameras would happen.

Chair Petrolia asked the City Manager to include Commissioner Bathurst's questions in his research, in addition to whether the City had the manpower in place to implement the program and respond.

By consensus, the Board asked the item be sent to City staff.

b. Update – Transportation Services

Jason Spiegel, Managing Partner with FreeBee, provided an update on the point-to-point transportation service.

Mr. Spiegel presented mock-ups of what the vehicles would look like in several configurations, including:

- White background with advertising
- Blue “Woody” theme with advertising
- Full Delray Beach Branding

The Commissioners and staff discussed the options and the \$180,000 price difference for removing the advertising.

Commissioner Bathurst stated he liked the idea of rolling it out with Delray Beach funding, and maybe switching to advertising after the impact of the launch.

The Commissioners discussed the logos on the back of the vehicles and whether it appropriately reflected that they were provided courtesy of Delray Beach.

Mr. Spiegel stated the City and CRA sponsorship information would be on the back of each seat and in the application.

By consensus, the Board agreed to roll out the vehicles with Delray Beach branding.

Executive Director Renee Jadusingh asked for direction regarding how long to maintain the branding without advertising.

The Commissioners discussed advertising options.

Mr. Spiegel stated if they started with three (3) months of Delray Beach branding and then switched to advertising, it would cost \$45,000.

The Commissioners agreed by consensus to launch the program with the Delray Beach branding and consider adding advertising later.

7. Consent Agenda

a. CRA Monthly Progress Reports – June 2019

b. Clean and Safe Program Monthly Report – May 2019

c. Curb Appeal Grant – 131 NW 6th Avenue (Gunn)

d. Second Amendment to Agreement for Purchase & Sale – 300 SW 5th Avenue

e. First Amendment to Continuing Consultant Contracts for Engineering Services

Authorizing the Board Chair to execute the Continuing Engineering Services Agreements with the following firms:

1. Wantman Group, Inc.
2. Baxter & Woodman, Inc.
3. Calvin, Giordano and Associates, Inc.
4. Kimley-Horn and Associates, Inc.
5. Chen Moore & Associates, Inc.

Motion by Commissioner Frankel, seconded by Commissioner Boylston, to approve the Consent Agenda as printed. In a roll call vote, the **motion** passed unanimously (7-0).

8. Old Business

None.

9. New Business

a. CRA FY 2019/20 Discussion of Preliminary Workplan an Budget Presentation

Lori Hayward, Finance and Operations Director for the CRA, provided a brief overview of the proposed Fiscal Year 2019/20 budget, including:

- Preliminary Revenue of \$27,081,471
 - City TIF - \$14,032,619 (52%)
 - County TIF - \$9,923,972 (26%)
 - General Carry Forward - \$2,688,287 (10%)
 - All Other Sources - \$436,593 (1%)
- Major Expenditures
 - Redevelopment and Capital Improvement Projects
 - Carver Square Construction
 - Corey Isle Construction
 - Land Acquisitions
 - 5th Avenue Activation
 - Other (Wayfinding Signage, Historic Preservation, NW 600 Block Commercial Development)
 - Grant Funding not Including A-Guide
 - FY 2018/19 \$494,000 was budgeted, \$29,000 awarded to date
 - FY 2019/20 \$500,000 preliminary budget amount
 - Does not include annual obligation of \$135,000 awarded previously under DIA and Job Creation Bonus Programs
 - City Services and Programs in the CRA District

- Clean and Safe Program
- Community Improvement
- City Demolitions
- Downtown Mobility
- Economic Development Staff (50% reimbursement)
- Environmental Services
- Fire Prevention and Life Captain
- Tennis Tournament Sponsorship
- Streetscape Maintenance
- Planning, IT, Parking Manager
- Innovative Policing (ShotSpotter)
- City Capital Improvement Program
- Delray Beach Non-Profit Partners (A-Guide)
 - Delray Beach Historical Society
 - Delray Beach Community Land Trust
 - Delray Beach Public Library
 - EPOCH/Spady Museum
 - Old School Square
 - Delray Beach Chamber of Commerce
 - Creative City Collaborative/Arts Garage

Ms. Hayward stated the overall proposed budget shows a deficit of \$8,853,446, and options will be discussed.

Ms. Jadusingh encouraged discussion from the Board regarding additional projects, elimination or reduction of project funding, and options to address the budget deficit.

Ms. Jadusingh shared ideas for addressing the deficit, including:

- Phase project (example: Carver Square)
- CRA obtaining financing
- City obtains financing for the following projects and CRA pays annual debt payments
 - Osceola Park Neighborhood Construction - \$6,700,000
 - Pompey Park Master Plan Design - \$2,500,000

Chair Petrolia stated revenue streams from the Corey Isle project should be reflected in the budget and asked that adjustments be made to the A-Guide budget line items to reflect discussion in the Workshop.

Continuing, Chair Petrolia advised the Board needs to look at the Carver Square project, as it represents the bulk of the deficit and is unlikely to be completed in the fiscal year. She said depending who the winning bid is, the CRA may not be responsible for funding the project upfront.

Ms. Hayward clarified the line items that should be adjusted for the A-Guide.

Commissioner Frankel asked for an explanation of the Chamber funding.

Ms. Hayward stated the 2018/19 fiscal year was the first the CRA had provided funding to the Chamber, and the first quarterly report had recently been received. She added they hope to have the Chamber come in to provide a report in August.

Commissioner Boylston asked why the SBDC had been coupled with the Delray Beach library.

Ms. Hayward explained the library originally rolled the program out, and this is the first year that it was being looked at separately. She noted in the future they could apply for funding separately.

Elizabeth Burrows, Economic Development, shared the SBDC is being shown as coupled with the Delray Beach library because the CRA does not currently fund the SBDC directly. She stated the program is a three (3) part partnership, with the library providing space in kind, the CRA providing funding to the Library to incorporate the program, and additional Federal dollars being pulled down by the SBDC.

Chair Petrolia opened the item to public comment.

Ernestine Holiday, stated she did not see where any dollars in the budget went to support ridding the community of blight.

Chair Petrolia closed the public comment session.

Deputy Vice Chair Gray explained the line items addressing blight were on a different slide in the presentation.

Commissioner Bathurst stated less money in land acquisitions could help with balancing the budget.

Deputy Vice Chair Gray said she would be in favor of a City loan to free up dollars and allow the CRA to move forward with all of its important projects.

Chair Petrolia stated she was unclear whether the City had that ability without changing the debt rating.

Ms. Jadusingh clarified the message she was hearing from the Board.

Deputy Vice Chair Gray stated she thought it was too early to reduce the amount spent on land acquisition as they look at priorities on West Atlantic Avenue.

The Commissioners discussed reduction in land acquisitions for the fiscal year 2019-20.

Vice Chair Johnson stated the Board needs to take a close look at the top line items, City Capital Improvement Plans, Downtown Mobility, and Clean and Safe.

Commissioner Frankel agreed that an update was needed on the Clean and Safe program.

Ms. Jadusingh stated that item could be added to the August Workshop.

b. Terminate Purchase & Sale – 106 NW 10th Avenue and Vacant NW 3th Street

David Tolces, Board Attorney, provided a brief explanation. He stated the contract on the address was coming up to the end of the inspection period and there are issues associated with the two (2) lots. He stated counsel is recommending termination of the agreement.

Chair Petrolia opened the item to public comment, however there being none to speak, closed the public hearing.

Motion by Commissioner Frankel, seconded by Commissioner Bathurst, to ratify the termination. In a roll call vote, the **motion** passed unanimously (7-0).

c. First Amendment to Work Assignment with Synalovski Romanik Saye, LLC – 98 NW 5th Avenue Renovations for Additional Civil Engineer and Landscape Architect Services

Patrick McCullum, CRA Project Manager, provided a brief overview of the project at 98 NW 5th Avenue. He explained the project includes renovating the building with shared office space on the second floor and commercial retail on the first floor.

Mr. McCullum stated the project is ready to submit for site approval, so additional engineering and architecture services are required which were not included in the original contract., totaling \$115,059.52.

Chair Petrolia opened the item to public comment, however there being none to speak, closed the public hearing.

Motion by Commissioner Boylston, seconded by Vice Chair Johnson, to approve the amendment. In a roll call vote, the **motion** passed unanimously (7-0).

d. Amendment to CRA Accounting Policies and Procedures

Ms. Jadusingh stated she and Ms. Hayward have been reviewing the Policies and Procedures Manual and found a few sections they would like to adjust.

Chair Petrolia opened the item to public comment, however there being none to speak, closed the public hearing.

Motion by Deputy Vice Chair Gray, seconded by Vice Chair Johnson, to approve the amendment to CRA Accounting Policies and Procedures. In a roll call vote, the **motion** passed unanimously (7-0).

10. Other Business

a. Comments by Commissioners

Deputy Vice Chair Gray asked Ms. Jadusingh to address Ms. Holiday's comment regarding blight in the Northwest/Southwest community.

Ms. Jadusingh provided a brief overview of projects currently planned in the Southwest/Northwest Neighborhood, including the 10 house Corey Isle project, the Carver Isle project, capital improvements in the Southwest neighborhood totaling \$9 million, four (4) alley projects totaling about \$1 million, and two (2) small business projects on 5th Avenue.

Deputy Vice Chair Gray stated the number is approximately \$20 million, and she wanted people to know they are doing the work in the Northwest/Southwest neighborhoods.

Ms. Jadusingh added that number would increase, as there are several large projects in the design phase that will go into construction in the next three (3) to five (5) years.

Chair Petrolia noted the Board has done a good job this year of holding back from allowing money to cross Swinton. She stated it was not an easy thing to do.

Commissioner Frankel congratulated Ms. Jadusingh on her first official meeting as Executive Director.

Chair Petrolia shouted out local tennis player Coco Gauff on her success in her Wimbledon debut, and said plans are in the works to recognize her.

b. Comments by Board Attorney

Mr. Tolces distributed a menu regarding the legislative changes which were signed by the Governor at the end of June regarding the Community Redevelopment Agency statute. He stated for the most part they are provisions the Delray Beach CRA already complies with, though some language changes will be required.

Mr. Tolces stated he would be speaking at the Florida Redevelopment Association (FRA) Conference in October in Tampa.

The Commissioners and staff discussed the ethics requirement for the Board.

Deputy Vice Chair Johnson thanked the City Commissioner for extending the hours at Pompey Park, noting her grandchildren saw a need and came to speak to the Commission. She said it is much needed.

Chair Petrolia asked that the CRA and City blast that information out so people know that the pool will be open.

c. Comments by Executive Director

Ms. Jadusingh stated a newsletter will be emailed on Friday, so she will share the information about the pool there.

Ms. Jadusingh recognized Elizabeth Burrows for her service, as her last day with Economic Development is Friday. She noted the Frog Island Caribbean Festival is Saturday, July 13 at Libby Wesley Plaza and SW 5th Avenue, and Back to School Family Fun Day will be at the Green Market on Saturday, July 27. She encouraged the Board to attend.

11. Adjournment

There being no further discussion, the meeting was adjourned at 3:15 p.m.

Renee Jadusingh, Executive Director

Shelly Petrolia, Board Chair