



CRA Board Workshop Meeting Minutes  
Tuesday, August 13, 2019 – 10:00 a.m.  
City Commission Chambers – 100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh	Danielle Arfin	DJ Lee	Anne Fredy	Lori Nolan
Krista Walker	Tara Toto	Ivan Cabrera	Lori Hayward	
Alexina Jeannite	Jill Brown	Grace Gdaniec		

**OTHERS PRESENT:**

Ferline Mesidort	Amanda Skeberis	Rachel Saunders	Mike Moschette
David Tolces			

**1. Call to Order**

Chair Petrolia called the meeting to order at 10:00 a.m.

**2. Roll Call**

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

**Absent:** Commissioner Pamela Brinson

**3. Approval of Agenda**

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

**4. Discussion**

**a. Presentation – Curb Appeal – Administered by City Neighborhood Services Division**

Ferline Mesidort, Neighborhood and Community Services, gave a brief update on the Curb Appeal program, which is funded by the CRA but managed by the Neighborhood and Community Services department of the City of Delray Beach.

Ms. Mesidort stated the purpose of the program is:

- Exterior painting
- Replacement of missing or rotten siding associated with exterior painting
- Pressure cleaning related to exterior painting
- Landscaping and irrigation for areas visible from the street
- Permanent driveway repairs
- Mailbox replacement
- Replacement of house numbers
- Roof repair or replacement

Continuing, Ms. Mesidort explained the process, including income eligibility and location requirements, the quote process, document signing, and inspection/monitoring of the project. She provided photos of past work.

Ms. Mesidort noted 43 projects have been completed under the program, and three (3) are in the income eligibility process. She explained the maximum per home is \$15,000.

Chair Petrolia clarified the program is funded through CRA dollars and grants.

In response to a question from Chair Petrolia, Ms. Mesidort stated the program expenditure is capped at \$75,000 per year. She said the program currently addresses single family and duplex properties which are owner-occupied.

Lori Hayward, Finance and Operations Director for the CRA, explained \$125,000 is currently budgeted for the 2019/20 fiscal year.

The Board discussed funding for repairs to churches. Deputy Vice Chair Gray asked that Ms. Jadusingh investigate a program discussed at the CRA convention.

In response to a question from Deputy Vice Chair Gray, Ms. Mesidort noted mold is not an issue addressed by the City or CRA in any of its programs.

Deputy Vice Chair Gray stated the program is reaching residents and is appreciated.

The Board and staff discussed reverse mortgages and potential impacts on the program.

Commissioner Boylston stated he met with Ms. Jadusingh and she explained the budget is usually depleted by March, so he thinks a good step is doubling it in the 2019/20 fiscal year and reexamining mid-year if more is needed.

#### **b. Presentation – Clean and Safe – Administered by City of Delray Beach**

Amanda Skeberis, Clean and Safe Administrator with the City of Delray Beach, presented regarding the “safe” half of the Clean and Safe program. She stated there are 12 employees working in the program and outlined the boundaries.

Ms. Skeberis listed the activities that fall under each area of the Clean program, and provided an outline of budget highlights, including a golf cart to facilitate getting around during special events, quarterly pressure cleanings, and the purchase of 24 cigarette receptacles.

The Board and staff discussed dumpster compliance and continued action to ensure compliance for City and business properties.

Commissioner Boylston stated he hoped the iPic experience would be a model for a program that the CRA could do to enclose dumpsters. He noted that consolidating dumpsters would also be a way to address recycling downtown.

Continuing, Commissioner Boylston explained it was about a complete alleyway cleanup and gave specific examples of areas to be addressed.

Chair Petrolia stated not having dumpsters in the alleys is also an option, if they think outside the box.

Vice Chair Johnson referenced the photo of the trash receptacle in the presentation and said it was disgusting that the mess had been allowed to happen. She suggested a workshop or campaign to encourage people to keep their cigarette butts off the ground.

Commissioner Bathurst stated he appreciated the cigarette receptacles, and asked if there had been any feedback from business owners.

Ms. Skeberis explained the receptacles were originally installed at crosswalks, and more recently additional receptacles were added to match traffic patterns.

The Board discussed rules regarding smoking near business entrances and options for addressing high traffic areas.

Ms. Skeberis outlined the routines of those cleaning the streets.

Commissioner Bathurst asked for additional information regarding addressing graffiti.

Ms. Skeberis stated graffiti that is on City property, the Clean and Safe team takes care of, and graffiti that is on businesses is addressed with a door hanger. In addition, she said when she sees an area being tagged, she involves law enforcement.

In response to a question from Chair Petrolia, Ms. Skeberis explained anyone with a sidewalk café business is required to pressure clean once a week. She stated the Clean team is pressure cleaning the City right of way, including medians and gutters.

The Board and staff discussed budget constraints regarding pressure cleaning, determining the item would be reviewed during budget hearings.

Vice Chair Johnson recommended starting a program to have one (1) or two (2) people out sweeping up debris throughout the day to maintain a clean City.

Rachel Saunders, Assistant Chief of the Special Services Division of the Delray Beach Police Department, presented the Safe portion of the Clean and Safe program.

Asst. Chief Saunders reviewed the boundaries of the program, as previously presented by Ms. Skeberis. She stated there is a misconception in the general public that the program is limited to the downtown entertainment district.

Continuing, Asst. Chief Saunders provided numbers on the part one (1) crimes and calls for service in the Clean and Safe area. She stated the numbers are decreasing year after year and explained the clearance rate on various crimes.

Asst. Chief Saunders next gave information on officer quantitative activity, giving a one (1) year report of Clean and Safe officers. She the officers implement crime prevention projects, collaborate with the service population advocate, and manage manpower for visibility, crime prevention and deterrence, and engaging with the community.

Asst. Chief Saunders stated the most common issues addressed on a daily basis are thefts, panhandling, homeless population, nuisance activity, traffic, and capacity/overflow issues in the entertainment district.

Continuing, Asst. Chief Saunders outlined hot spot locations which are a focus of the Clean and Safe officers, including Veterans Park, Old School Square, and Libby Wesley Park.

Acting Captain Mike Moschette reviewed the current staffing of the program, which includes:

- 10 officers (one (1) Community Service Officer, and two (2) Sergeants)
- Officers deployed in various combinations of shifts to maximize staffing levels
- Sergeants work 12-hour schedule on opposite shifts to provide seven (7) day supervisory coverage
- Manpower based on calls for service, peak traffic, and pedestrian volume
- Average 18 hour per day coverage by Clean and Safe program

Capt. Moschette stated staffing has been at this level for about four (4) years and showed the schedule for officers working within the program.

Commissioner Frankel stated he understands he lives and works downtown, and sees it getting worse and worse. He listed issues he had seen recently, including the bathroom at the library, the pavilion, outside the museum, and other problems surrounding vagrancy downtown.

Continuing, Commissioner Frankel said he frequently sees people sleeping on the street on his way to work and asked about partnerships with the Ambassador program. In addition, he referenced lack of visibility of officers downtown.

Asst. Chief Saunders agreed officers could be more visible walking and on Segways downtown. She noted people often will move if asked, but the homeless population can not be made to move.

Asst. Chief Saunders stated there are trespassing signs on the pavilion which can be enforced and said she would inform the patrol division of the issue.

Commissioner Frankel stated the officers who responded when he recently called did a great job and were respectful and kind. He outlined issues he had noted recently.

Chair Petrolia said while sleeping on the street may not be a violation, open containers clearly are, and this is an area where good police work can be done.

Commissioner Bathurst stated people are afraid to go into the bathroom at the Visitor's Center, and referenced other areas where people downtown feel unsafe.

The Board and staff discussed efforts to support homeless population open to it and deter crime with those not willing to leave the streets.

Ariana Ciancio, Service Population Advocate with the Delray Beach Police Department, stated she has taken proactive measures to assist the population where possible, and referenced examples of those she has been able to help. She briefly listed the issues contributing to homelessness in the community and encouraged communication.

Deputy Vice Chair Gray stated she thinks an increased presence in the plaza would make a large difference for families.

Vice Chair Johnson commended the department for their efforts, and stated the underlying problems are lack of housing and support for those falling through the cracks, as well as mental health issues. She asked for physical walking patrols downtown for a more visible presence on the streets.

Asst. Chief Saunders stated the concerns were heard, and a plan would be put in place.

Vice Chair Johnson said she believed the CRA needed to look at additional staffing.

Chair Petrolia stated the Board appreciated the presentation, and noted it was not an issue isolated to Delray Beach. She said she thought the City was ahead of the game and has had successes.

### **c. Presentation – Arts Warehouse – CRA Program**

Jill Brown, Arts Warehouse Director presented regarding the Arts Warehouse, which opened in 2017. She outlined the services available at the Arts Warehouse, including:

- Studios for rent via the Artist in Resident Program
- Gallery exhibitions

- Workshop space/offerings
- Facility rentals
- Special events
- Partnerships and more

Ms. Brown provided details on artist programs, which include 15 studios from 177 to 555 square feet, with 24-hour access, affiliate programs with access to shared space, and co-working space available twice per week. She stated professional developing, teaching and lecturing opportunities are also available.

Grace Gdaniec, Arts Warehouse Assistant, outlined the gallery exhibitions offered at the Arts Warehouse. She stated the exhibitions are contemporary arts focused with a focus on providing exposure for local, national, and international artists in two (2) spaces.

Ms. Gdaniec stated the gallery is for all ages, free and open to the public during open business hours and special events. She gave examples from past exhibitions and outlined programs and workshops which have been offered.

Ms. Brown reviewed events held throughout the year at Arts Warehouse, including markets, luncheons, First Friday Art Walk, Up and Down Pop Up, and Monster Drawing Rally and Art Throwdown fundraiser.

Ms. Brown presented the rental options available at the Arts Warehouse, with spaces ranging from small wet/dry studio space to space for 250 in the White Box Space, and listed kudos and recognitions.

Chair Petrolia stated she is impressed with the space, as the Board utilized it for a goal setting session. She expressed concern regarding parking for larger events.

Ms. Brown said valet service has been discussed and noted the lots available for events.

Chair Petrolia asked how the Arts Warehouse is getting the word out and asked what the CRA can do to support those efforts.

Ms. Brown stated they are working with CRA staff on their marketing plan.

Commissioner Boylston said this is a beautiful building and an asset of the CRA, and stated the plan was not for the CRA to maintain both an Arts Garage and an Arts Warehouse. He said the business classes for creatives the team at the Arts Warehouse are offering meets a huge need, and this asset could be used for much more than duplication.

Ms. Brown stated they are the only arts incubator in the County, and they are excited to grow that. She noted several conversations regarding expansion of those services.

The Board and staff discussed the co-working space. Ms. Brown explained she is an advocate of changing the business model in the arts to support additional revenue streams, including subsidized rental space.

Vice Chair Johnson thanked Commissioner Boylston for pointing out the original plan for the Arts Warehouse and Arts Garage, and said she'd like to see help for the non-profits to get off public funds.

Continuing, Vice Chair Johnson said there is a dearth of facilities to put on a nice wedding or reception, and she would like to see the Arts Warehouse marketed that way.

The Board discussed the initial plan regarding the Arts Warehouse and Arts Garage, and future plans.

Commissioner Boylston asked if the Arts Warehouse was serving the main goals of the CRA, or whether it could pivot to be leveraged in other ways.

Chair Petrolia stated she wanted to set the record straight, saying there was never a City Commission initiated plan to move the Arts Garage into the Arts Warehouse, as they are very different venues. She noted there was once a bustling arts alley, but it was lost.

The Board discussed the arts community and efforts to spark it.

Deputy Vice Chair Gray stated she agrees with Commissioner Boylston that arts should be examined, as a large amount of money is going to the Arts Garage, Old School Square, and the Arts Warehouse. She said she would like to see the space engaging more with local businesses and school-age kids.

Ms. Jadusingh stated the building has been open for a year and a half, and the initial focus was on filling rental spaces, as that is income for the CRA. She said focus is now shifting, and noted it is not looked at as a non-profit, but as a business, and is only getting started.

#### **d. Update – Transportation Services**

CRA Project Manager Ivan Cabrera presented a brief update on progress with transportation services. He opened with an update on FreeBee, including:

- Charging location has been secured at the iPic garage
- Hiring efforts – 2 ambassadors for Delray Beach will start training this week, 15 drivers currently in process (12 from Delray Beach, 3 from Boynton Beach)
- Promotional materials are being developed with First Transit
- Joined the Delray Beach Chamber of Commerce, presenting at the next new member lunch
- Director of Economic Development making local introductions
- Working with DDA on digital signage and brand ambassador training
- Vehicles are currently being customized – mock-ups presented

Next Mr. Cabrera presented an update on First Transit, including:

- E85 vehicles have been wrapped
- Bike racks are being installed by August 16

- Testing the FreeBee app to track the First Transit shuttles
- Modified map and stops to be posted by August 16

Mr. Cabrera presented graphics developed to launch the program, with additional options to be shared at the September meeting for the next phase. He stated a ribbon cutting is planned for September 6.

Chair Petrolia asked how the iPic garage was selected over the City garage.

Mr. Cabrera stated the provider negotiated the garage space.

Chair Petrolia said she believed the City garage was in line with the route, and she thought it needed to be watched to make sure the choice was functioning well.

Continuing, Chair Petrolia expressed concern the new FreeBee area is not the same as the original area and said it could cause issues.

Mr. Cabrera stated with the technology FreeBee is providing, they will be able to track requests for service outside the area, so changes can be made in the future to expand the area or increase the fleet if needed.

Chair Petrolia explained the thinking behind bringing people from other areas into the CRA district, and said she thought it was going to be improved.

The Board and attorney discussed the boundaries of the CRA district and the transportation service requirements.

Commissioner Bathurst stated the Board wanted to be very aggressive in moving forward with the transportation options.

## 5. Adjournment

There being no further discussion, the meeting was adjourned at 12:22 p.m.

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Renee Jadusingh, Executive Director

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Shelly Petrolia, Board Chair