



CRA Board Meeting Minutes
Tuesday, January 28, 2020 – 4:00 p.m.
City Commission Chambers – 100 NW 1st Avenue
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh	Christine Tibbs	Tara Toto	Ivan Cabrera
DJ Lee	Danielle Arfin	Lori Hayward	

OTHERS PRESENT:

DJ Doody	Bob Victern	Kristin Alexa	Jonathan Hague
Emmanuel Jackson	Neil Schiller	Daniel Levenson	

1. Call to Order

Chair Petrolia called the meeting to order at 4:00 p.m.

2. Roll Call

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

Absent: Commissioner Adam Frankel

Chair Petrolia recognized the loss of Ernie Simon earlier in the day.

3. Approval of Agenda

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

4. Approval of Minutes

a. November 19, 2019 – Regular Meeting Minutes

Motion by Vice Chair Johnson, seconded by Commissioner Boylston, to approve the minutes of November 19, 2019 and December 10, 2019 as printed. In a roll call vote, the **motion** passed unanimously (6-0).

b. December 10, 2019 – Regular Meeting Minutes

Addressed previously.

5. Public Comments on Agenda and Non-Agenda Items

Bob Victern spoke in response to the CRA plan to fund the FreeBee in the downtown area. He noted numerous residents of the barrier island relied on the service and that they were being left out. He asked that a revision of the service be considered.

6. Consent Agenda

a. CRA Financial Report – October 2019

b. CRA Financial Report – November 2019

c. CRA Monthly Work Plan Progress Report – December 2019 & January 2020

d. Center for Technology Enterprise & Development Inc. 4th Quarter and Year-End FY 2018-19 A-Guide Report

e. Greater Delray Beach Chamber of Commerce 4th Quarter and Year-End FY 2018-19 A-Guide Report

f. Revised Interlocal Agreement Between the City and CRA for Funding General Capital Improvement Projects – FY 2019-20

g. Terminate Interlocal Agreement Between the City and CRA for City Housing Study

h. Temporary Use Agreement – 2020 Delray Beach Open – Overflow Parking – SW 600-800 Blocks of W. Atlantic Avenue

CRA Executive Director Renee Jadusingh explained comments had been received regarding item 6h. She noted the comments were nonsubstantive and would be added to the record.

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

7. Old Business

a. Wayfinding Signage Designs – Option Selection, Vehicular Sign Location, and Content Update

Kristin Alexa, Kimley Horn & Associates, presented an update on the wayfinding signage project. Ms. Alexa stated there had been concerns about the lettering on the vehicular wayfinding signage. She explained the letter height model equation was being utilized to determine the height, outlined the details of that equation.

Ms. Alexa presented three signage (3) options, each with three (3) color schemes, noting the back of the sign could be used for branding.

Jonathan Hague, Kimley Horn & Associates, stated they were trying to take queues from the architecture in the area in designing the signage, while also modernizing. He explained they were looking for general direction from the Board toward the styles they preferred, which would then be applied to other signage.

The Board discussed the revised designs and features which were appealing to them. Chair Petrolia, Commissioner Boylston, and Deputy Vice Chair Gray expressed an interest in option A. Choices within the option were discussed.

Commissioner Bathurst said he liked the options which honored the past, bringing the past into the design by utilizing the pavilion design.

Mr. Hague stated the next step was to look at three (3) dimensional designs utilizing the panels and the way the signs interact.

The Commissioners and Mr. Hague discussed base options and signage sizing. By consensus, the Board selected Option A with the individual panels.

Mr. Hague presented color options, and the Commissioners expressed a preference for the beach-themed colors.

Ivan Cabrera, CRA Redevelopment Manager, shared a tentative timeline for wayfinding signage design, noting the next step would be to bring designs back before the Board in March, with construction completed by the end of the year.

b. Discussion – Revised Interlocal Agreement Between the City and CRA for Funding the NE 3rd Avenue street Project – FY 2019-20

Christine Tibbs, CRA Assistant Director, presented a proposed revision to the Interlocal Agreement between the City and CRA to address revised funding available for the NE 3rd Avenue street project.

Ms. Tibbs stated staff is recommending a portion of available funding be reallocated to the NE 3rd Avenue street project. She explained if the Board approved the change, a revised plan and budget amendment would be presented at the February CRA meeting.

Continuing, Ms. Tibbs presented a breakdown of the project's current funding commitments and costs, showing a \$651,298.21 shortfall.

Deputy Vice Chair Gray asked if the City had come up with additional funds for the project.

Ms. Jadusingh explained which line items would be allocated by the City.

Commissioner Boylston stated the project being discussed was a stripped-down version of what the CRA originally planned for the area.

The Board and staff discussed the history of the project, which was originally started in 2011 and had not been a budget priority in recent years.

Motion by Vice Chair Johnson, seconded by Commissioner Boylston, to approve the staff recommendation. In a roll call vote, the **motion** passed unanimously (6-0).

c. Point-to-Point Transportation Services – Extended Service Area

Mr. Cabrera explained at the December meeting, the CRA Board had directed staff to expand the service area for the point-to-point transportation service. He presented a map of the current service area, which utilizes five (5) FreeBee vehicles. He presented a phased approach to expansion to maintain service and avoid interruptions.

Chair Petrolia referenced the Downtowner, noting it had included an area along the beach which was currently excluded.

Mr. Cabrera stated he was unable to locate a map of the Downtowner service area.

Chair Petrolia asked how busy the vehicles currently were, acknowledging that expanding the service would result in frustration as waiting times increased.

Mr. Cabrera explained there were waiting times during peak times and recommended a three (3) month study of wait times with the expanded schedule before expanding further or adding additional vehicles.

Commissioner Boylston pointed out there was service, but it may not be directly to the resident's home.

Deputy Vice Chair Gray stated she was struggling with the CRA being responsible for the City's transportation needs. She noted Mr. Cabrera had been hired to handle transportation full-time, but she thought it should be a City responsibility. She said she didn't think the project should be expanded so early in the pilot period.

Chair Petrolia stated expanding the area would not increase the cost.

The Board discussed Mr. Cabrera's concerns regarding longer wait periods.

Deputy Vice Chair Gray asserted expanding the service area would lead to a need for additional vehicles, which would add to the costs.

Chair Petrolia stated the point was to bring people into the CRA district without their cars, and said she wasn't clear which area most of those people would be coming from. She noted this might be a good way to reinvest money from the parking meters to assist the residents of the City.

Commissioner Boylston agreed he had an issue with the CRA running the program, and said he thought it would be a good idea to look for the City to run with it after the pilot. He stated he would be in favor of trying the expansion.

Commissioner Bathurst stated he was in favor of expansion to see how it goes.

Chair Petrolia noted if adjustments needed to be made, they could be, and then wait for budget season to look at additional funding options.

Deputy Vice Chair Gray expressed concern the staff needed additional help because Mr. Cabrera was devoted to transportation full-time.

Chair Petrolia asked Mr. Cabrera for feedback regarding his time commitments.

Mr. Cabrera stated he had other projects in addition to transportation and gave additional background on how it was being managed.

Ms. Jadusingh explained 80 percent of Mr. Cabrera's time was devoted to the FreeBee and the Downtown Connect.

Commissioner Boylston asked if the project was taking more time than was expected, noting the CRA was paying a company to manage the transportation.

The Board and staff discussed the ongoing time needs of transportation, including working with the public, coordinating route changes, and other issues.

Chair Petrolia stated the issue needed to be discussed with staff and thanked Deputy Vice Chair Gray for bringing it to their attention.

Mr. Cabrera explained if the service area changes were approved, they would go into effect mid-February or early March.

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

d. Third Amendment to Purchase and Sale Agreement – BH3 Management LLC – SW 600-800 Blocks of W. Atlantic Avenue

Ms. Tibbs presented an amendment to the purchase and sale agreement with BH3 to amend the lease language within the agreement to allow for the extension of the lease with Emanuel Jackson, Sr. Project, Inc. (EJS). The extension of the lease was discussed at the December CRA meeting.

In response to a question from Chair Petrolia, Ms. Jadusingh explained the amendment needed to be approved before the lease agreement, which was listed as item d on the agenda, could be discussed.

Ms. Tibbs outlined the lease language to be included in the agreement.

Neil Schiller, counsel for BH3, confirmed for the record that signing the agreement does not create any future commitments to EJS on behalf of BH3, such as a commitment to relocated EJS as part of the purchase and sale agreement.

Mr. Doody provided context for the amendment, noting the current agreement does not allow the CRA to extend any leases.

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

e. Emanuel Jackson, Sr. Project, Inc. – Commercial Lease Agreement – 700 W Atlantic Avenue, Unit 700

Ms. Tibbs explained this item was the actual lease with EJS. She outlined the lease conditions, as discussed at the December CRA meeting. The term of the lease is February 1, 2020 to January 31, 2021, with reporting requirements.

Deputy Vice Chair Gray stated she would like to see the middle and high school students involved in the EJS program get involved with senior programs one (1) or two (2) days per year, such as assisting with building floats.

Commissioner Boylston asserted he was fine with making that request but asked for legal counsel as to whether the request could be included in a lease.

Mr. Doody stated it could be incorporated as a term if the tenant agreed.

Emmanuel Jackson with EJS stated he thought the request came from a good place but did not feel it recognized the work of the project. He explained ways in which the students connect with seniors and said he didn't like having the details of his programming dictated to them. He encouraged the Board to check out the programming currently in place.

Commissioner Boylston clarified the Board doesn't make requirements of other organizations as limitations of their leases and encouraged members with suggestions reach out to organizations outside of the meeting.

Chair Petrolia stated she saw both sides of the issue, as it was a low-cost lease.

Commissioner Bathurst recognized programming was separate from the lease, and noted the program is busy working with the youth and he appreciates the work they do.

Mr. Doody asked Mr. Jackson if the terms of the lease were acceptable to him.

Mr. Jackson stated he had reviewed the lease and the terms were acceptable.

Motion by Commissioner Boylston, seconded by Commissioner Bathurst, to approve the revised lease language. In a roll call vote, the **motion** passed unanimously (6-0).

f. Notice of Default – Purchase and Sale Agreement – BH3 Management, LLC – SW 600-800 Blocks of W. Atlantic Avenue

Neil Schiller, representing BH3, made a presentation regarding a redesigned version of the BH3 project titled FABRICK.

Mr. Schiller asked that the Board direct staff to delay drafting and sending the notice of default, and prepare a 4th amendment to extend the application date in the PSA to March 16, extend the public commitments deadline to March 16, and approve and incorporate the FABRICK plan into the PSA. In addition, he asked that a special meeting be scheduled for the week of February 3 to approve the 4th amendment.

Continuing, Mr. Schiller gave an update on the activities of BH3 since the award of the bid, including negotiating with grocers, changing the land use and zoning, and acquiring an additional property on the 700 block of W. Atlantic Avenue, as well as working toward acquiring a property on the 800 block.

Mr. Schiller explained the RFP had sought a developer and concept, not a fully baked site plan, and a redesign needed to be undergone to attract a national grocer. He outlined requests of the grocers contacted.

Mr. Schiller presented design slides of the FABRICK project, including a 19,000 square foot elevated public park reminiscent of the High Line in New York City, and commercial office space off of Atlantic Avenue. Continuing, Mr. Schiller pointed out ways the project activated the area during the day and night to people, as well as cars. He explained the redesign drastically widened the Frog Alley space, making it visible from Atlantic Avenue.

Mr. Schiller broke down the plans for each floor of the project over the three (3) blocks and showed elevations of each block. He provided a breakdown of changes between the original RFP concept plan and the updated FABRICK plan.

Mr. Schiller gave a list of perceived public benefits, including eliminating the food desert on W. Atlantic, increasing and enhancing public spaces, increased workforce housing units, and business incubator space below market rate. He outlined economic benefits, including a 47 percent increase in employment projects and increased tax revenues.

Continuing, Mr. Schiller provided a proposed schedule with milestone dates, noting a commitment to increased communication between BH3 and CRA staff.

Mr. Doody clarified the only item before the Board was whether to put BH3 on notice of default per the terms of their purchase and sale agreement. He explained taking that action would give the company 30-day notice to cure.

Chair Petrolia stated it was difficult for her to believe that there are now hard schedules, when she thought that was in place previously. She noted this was the first day she had seen the completely revised plans and said the public and several other Board members had also seen them for the first time today.

Chair Petrolia stated she had a lot of concerns about the project itself, but the item currently before the Board was whether to notice the default.

Commissioner Boylston agreed, noting there had been a weak effort at getting into the community and lack of communication with staff. He expressed concern with reaching deadlines, noting he agreed with Mr. Schiller that it was a partnership, but that meant they needed to communicate.

Commissioner Boylston stated BH3 should have requested more time before the time had run out, and asserted they had over-promised and under-delivered. He said the numbers are great but dumping an entirely new project on the Board without being in contact was a problem. He stated he was in favor of pushing the deadline to hold a special meeting.

Mr. Doody stated any variance in excess of 10 percent from the proposal would require the Board's approval, so the Board would need to approve the site plan prior to it being filed with the City.

Chair Petrolia asked if the site plan would be approved at the special meeting.

Mr. Doody stated the site plan approval would be required, as well as amendments to the contract for application date, terms for the project, terms for the site plan, as well as the termination date. He noted the extensions were already pushing the termination date, which should be addressed now.

Chair Petrolia pointed out the advance housing units also had not been produced, even though the deadline was July and then September. She repeated that she had concerns with the complete redesign, including safety and policing issues with the green space.

Commissioner Bathurst stated thinking back to the selection committee, he thought another option had come into the community and become part of the fabric of the neighborhood. He agreed with Commissioner Boylston that he was concerned that major

changes had been made since the CRA last saw the plan, rather than having communication at each step of the way.

Continuing, Commissioner Bathurst asked where the village by the sea was in the design, and stated it was not a design he was in favor of. He said he had met with Mr. Schiller and seen some of the pictures ahead of time and stated he would ask if the architect had ever been to Delray Beach.

Chair Petrolia stated the original decision was unanimous, but this was not the project the Board voted on at that time.

Deputy Vice Chair Gray stated she was disappointed the plans were done without any input from the CRA, noting staff would have provided feedback if given the opportunity. She said for her, this project was now too big.

Commissioner Brinson stated some small deviations were expected, but it had become a totally different project. She noted the CRA had taken a lot of heat for the choices, and she thought they were expecting a lot more respect in return.

In response to a question from Commissioner Brinson, Mr. Schiller stated the original 60-day extension had been requested to complete the plans currently before the Board, and the plans had just gone final 10 days ago.

Commissioner Brinson stated the numbers were better, but she couldn't vote to move forward with the revised project.

Commissioner Boylston asked if required action steps through submitting a site plan to the City would need to happen within the 30-day cure period.

Mr. Doody stated they would, unless the Board was amenable to amend the contract as requested by BH3.

In response to a question from Vice Chair Johnson, Mr. Doody stated the decision was not required during this meeting, but it was identified by staff as a contract in default.

Vice Chair Johnson asked if BH3 had any kind of defense as to why they had missed the contract deadlines.

Mr. Schiller stated BH3 went out to the grocer market, and did not get a lot of positive feedback, which led to a new site plan in order to accommodate the demands of a national grocer. He noted their requirement was to create foot traffic, explaining it was not necessarily attractive to a grocer as is.

Vice Chair Johnson stated that if those issues had been communicated to the Executive Director, they would not be in the same situation. She said the community wants a grocer, and she had been a part of the process to gain one previously.

Continuing, Vice Chair Johnson stated perhaps the Board should be looking at the grocery industry, rather than at BH3 to explain what was needed to bring in a grocer.

Commissioner Boylston stated in order for a grocer to come into a food desert, they want subsidies, which are being given, and they want activity. He said the issue is about communication and not meeting deadlines. He stated the Board needed to decide if it was worth hitting the reset button, or if they wanted to break ground a year from now.

Commissioner Boylston asked if it was even possible for all of the required steps to happen within 30 days.

Mr. Doody stated it was not likely.

Commissioner Boylston asked if it was possible to put BH3 in default for 60 days.

Mr. Doody explained the contract was written as 30 days, and a change would require an amendment to the contract.

Chair Petrolia agreed the decision today was really whether to move forward with the project. She asked if the Board thought a grocer would come if the land was given directly to them for free.

The Board discussed whether a grocer would be interested, and efforts which had been made in the past.

Chair Petrolia stated she understood the request for traffic but thought there was enough population in the area to support it. She said she felt they were in a position of almost too big a space of land to develop at once.

Vice Chair Johnson stated they spent a year trying to develop the 600 block, so the full size of the project was not the issue.

Chair Petrolia stated none of the dates promised had been delivered on, and she had lost confidence that they would moving forward.

Daniel Lebensohn, BH3 answered questions from the Board regarding availability of workforce housing units. He stated the northern building is moving toward inspection. He asked that they not throw the baby out with the bathwater and stated he didn't know another project that met every deadline.

Mr. Levenson argued there was a period when they were in communication, followed by a period where they were not. He stated the plan had been presented publicly, and the feedback they had received was that people wanted more public space.

Continuing, Mr. Levenson asked the Board to look at the positives, noting they had a national grocer in their grasp, which was difficult to do, and that relationship would be lost if the project did not continue.

Vice Chair Johnson provided a history of the project, stating an additional 60 days was better than going back to where they were previously.

Mr. Levenson requested that the Board accept the timeline proposed by Mr. Schiller.

Commissioner Boylston recommended they table the Notice of Default to the February meeting, which would give the BH3 team a total of 60 days instead of 30. He stated that action would show that the CRA was a partner, and willing to work with the company.

The Board discussed the difference between accepting the BH3 proposal and issuing the Notice of Default in February.

Mr. Doody explained the Board did not have to put BH3 on notice, but it would start a 30-day process necessary before they were able to terminate the project. He noted the Board would also have to approve the site plan, either at the next meeting or at a special meeting, given the variances above 10 percent.

Vice Chair Johnson stated that putting the decision off would also give BH3 a chance to show they would be communicating.

Deputy Vice Chair Gray asked if BH3 could move forward with the original plan in 30 days.

Mr. Levenson stated they could tweak what they had provided at this meeting but could not go back to the original plan. He said the grocer was not open to the original project.

Deputy Vice Chair Gray stated she understood what the grocer wanted, but the large development was not what her community wanted, and a redevelopment plan had already been approved.

Mr. Doody asked BH3 if they would be committed to attempting to meet the requirements laid out by Commissioner Boylston if the Board chose to table.

Mr. Levenson stated they would be.

The Board discussed whether a special meeting would be necessary prior to the February meeting in order to discuss the site plan.

Mr. Doody explained the Chair or three (3) members of the Board can call a special meeting, according to the bylaws.

Motion by Commissioner Boylston, seconded by Vice Chair Johnson, to table the item to the February meeting. In a roll call vote, the **motion** failed (4-2). Vice Chair Johnson and Commissioner Boylston voted yes and Chair Petrolia, Commissioner Brinson, Deputy Vice Chair Johnson, and Commissioner Bathurst voted no.

Motion by Commissioner Bathurst, seconded by Deputy Vice Chair Gray, to provide Notice of Default to BH3 pursuant to the contract. In a roll call vote, the **motion** passed

(4-2). Vice Chair Johnson and Commissioner Boylston voted no and Commissioner Brinson, Deputy Vice Chair Gray, Treasurer Bathurst, and Chair Petrolia voted yes.

Commissioner Bathurst asked if a special meeting should be scheduled.

Chair Petrolia stated BH3 could meet with members of the Board individually.

In response to a question from Vice Chair Johnson, Mr. Doody explained if the contract items were not remedied in 30 days, the Board would have to take a separate vote on whether to terminate the contract.

8. New Business

a. Rejection of Bids Submitted for Request for Bids 2019-09 – Landscape Maintenance Services

DJ Lee, Project Property Manager for the CRA, stated after conducting thorough review of the landscape maintenance bids for all CRA properties, staff discovered a number of abnormalities and a large price differential.

Mr. Lee explained staff recommended:

- Rejection of all bids
- Issue a new request for bids in early February
- Continue month-to-month contract with current vendor until a new agreement was in place

Deputy Vice Chair Gray asked if the current vendor had submitted a bid.

Mr. Lee stated there were eight (8) bids, but over half had abnormalities.

Deputy Vice Chair Gray asked that the selection criteria and responses be provided to the Board in the future.

Ms. Jadusingh explained some bids included multiple prices that didn't add up, and other abnormalities were found, so there was not clear pricing to compare.

The Board discussed which properties the vendor was maintaining.

Motion by Deputy Vice Chair Gray, seconded by Commissioner Boylston, to accept staff recommendations. In a roll call vote, the **motion** passed unanimously (6-0).

b. Site Development Assistance Program Funding Application – AGTLAND, P.A. – 132 North Swinton Avenue

Christine Tibbs, CRA Assistant Director, presented a proposal on behalf of AGTLAND, P.A., located in CRA sub-area three (3). She explained staff was recommending approval of a

site development assistant grant for internal and external improvement in an amount not to exceed \$75,000.

Ms. Tibbs provided background on the company, which has been in business since 1975 at its current Delray Beach location since 1990. She outlined several of the company's notable projects.

Continuing, Ms. Tibbs stated the renovation would include three (3) structures on the AGTLAND, P.A. campus which have been deemed contributing structures within the Old School Square Historic District, as designated by the Historic Preservation Board. She provided photos of the property.

Ms. Tibbs outlined the major improvements and modifications planned, including:

- Replacement and upgrade of exterior windows and doors, including framing
- Cleaning and repairing stucco texture
- Painting
- Landscaping
- Interior flooring
- Cabinetry
- Plumbing and electrical upgrades
- Change of existing awnings
- Concrete (pavers, driveway, steps)

Chair Petrolia stated she felt CRA dollars should be used for curb appeal and reducing blight, noting interior renovations did not fit the mission of the Board. She said she absolutely supported this project but wanted to discuss the support of interior renovations at a future meeting.

Commissioner Boylston agreed, stating if the interior was tied to economic improvement, it made sense to him.

Vice Chair Johnson stated she thought the Board had been going on since they took over as Board, and thought they were remiss in not setting aside time to discuss the parameters of the program.

Continuing, Vice Chair Johnson asked why the building hadn't been taken care of while he was in it since 1990. She asked whether it was appropriate for the CRA to take it over.

Chair Petrolia asserted she didn't think it was a situation of the building having gone into disrepair, the owner was simply sprucing it up.

Vice Chair Johnson stated she was being hammered daily for not assisting older people in the community who were in need for assistance with their houses and asked that it be addressed at a future workshop.

Commissioner Bathurst stated he thought it was great the program was in place, but it may be time to look at the interior discussion. He noted it is cheaper to rebuild a house

than to fix up a historic home, so he was in support of incentivizing the renovation of historic properties that make up the fabric of Delray.

Commissioner Brinson said she felt it was about the preservation of properties, and interiors are sometimes part of that.

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

9. Other Business

a. Comments by Commissioners

Vice Chair Johnson thanked Mr. Doody and Ms. Jadusingh for trying to help the Board weed through the details of the enormous 600-800 block project. She stated it might be time to consider putting a City-center complex there.

Deputy Vice Chair Gray shared regarding a recent visit to Tallahassee for Palm Beach County Day. She stated she was disappointed several CRA projects were not being addressed and wasn't sure if it was the City or the lobbyist who was at fault.

Continuing, Deputy Vice Chair Gray stated she and Ms. Jadusingh did the leg work to try to get some attention to Pompey Park, but there was no submission to provide to the legislators requesting it. She expressed concern that a lobbyist was being paid but not asking for support for the CRA projects.

The Board discussed missed opportunities and figuring out what had happened regarding lobbying for appropriations during the legislative session.

Chair Petrolia stated she would put the City's lobbyist in contact with Ms. Jadusingh.

Deputy Vice Chair Gray asked for an update on the Ceasar's Catering and More project.

Ms. Jadusingh stated they were waiting for plumbing, which she believed was inspected by the City last week, and they were moving into final steps. She explained staff met with them recently and they understood there was no additional CRA funding until the certificate of occupancy was in place.

Commissioner Bathurst asked for an update on Studio 404.

Ms. Jadusingh stated approximately \$20,000 had been paid out to Studio 404, and the project was moving along. She said an opening date was not currently available.

Chair Petrolia stated she felt if the BH3 project did not work out, there was probably a better path. She said she had lost a lot of confidence over the past nine (9) months and was disappointed. She expressed concern regarding the design changes.

Continuing, Chair Petrolia stated she was proud of the Board for holding the developers' feet to the fire and pushing for something the community wants.

b. Comments by Board Attorney

None.

c. Comments by Executive Director

Ms. Jadusingh stated the CRA has been in the process of making modifications to our grant programs noted a conversation about what to improve about the programs would be helpful.

Ms. Jadusingh shared two (2) upcoming event. The first was a grand opening of the Merritt Park Playground, an improvement project the CRA funded. The second was a CRA Redevelopment Plan public input event.

11. Adjournment

There being no further discussion, the meeting was adjourned at 6:43 p.m.

Renee Jadusingh, Executive Director

Shelly Petrolia, Board Chair