



CRA Board Workshop Meeting Minutes  
Tuesday, July 28, 2020 – 2:00 p.m.  
Remote Via Webex  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh  
Ivan Cabrera  
Lori Hayward

Christine Tibbs  
Danielle Arfin

Tara Toto  
Alexina Jeannite

**OTHERS PRESENT:**

Quentin E Morgan

**1. Call to Order**

Chair Petrolia called the meeting to order at 2:00 p.m.

**2. Roll Call**

**Present:** Chair Shelly Petrolia, Vice Chair Shirley Johnson, Deputy Vice Chair Angie Gray, Commissioner Ryan Boylston, Commissioner Kelcey Cordell Brooks, Commissioner Juli Casale, and Commissioner Adam Frankel.

**3. Approval of Agenda**

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

**4. Discussion**

**A. FISCAL YEAR 2020-2021 DRAFT BUDGET REVIEW**

Executive Director Renee Jadusingh introduced Quentin E. Morgan, attorney from the firm Goren, Cherof, Doody, & Ezrol, P.A., who would be filling in as CRA legal counsel for the meeting.

Ms. Jadusingh reminded the Board a brief Fiscal Year 2020-2021 (FY21) budget overview was provided at the June Regular Meeting and Board members had asked for additional information regarding City funding requests. She proceeded to review the requests individually.

### **Clean and Safe**

Ms. Jadusingh explained the first area of discussion was an increase to the Clean and Safe program budget. She noted the City Finance Director Marie Kalka and Police Chief Javaro Sims were present to provide additional details as needed.

Deputy Vice Chair Gray asserted she supports Police and Fire but did not believe the costs should be coming out of the CRA budget. She said Delray Beach was considered a safe city, and she thought the increases were overkill.

Chief Sims provided a brief summary of the requested increases. He explained salary and benefit increases for the 10 police officers, two (2) sergeants, and one (1) community service officer in the Clean and Safe program made up most of the change. He reviewed the costs, including salary, Police Health Trust, retirement, and general liability costs.

The Board and staff discussed funding the Clean and Safe program, including whether the budget could be picked up by the City and how the program fit into the CRA's goals.

Chief Sims explained the Police Department provides a catered service to address the Clean and Safe area, adding to the safety of the CRA, the area from A1A to I-95, 100 block north and south. He stated he believed it was a needed service and contributed to Delray Beach being a safe city.

Commissioner Boylston stated the funds were taxpayer dollars, and if the CRA didn't exist, the City would have a larger budget to prioritize police officers. He stressed the importance of providing a safe community for residents and asked for additional explanation of the Clean and Safe budget increases.

Chair Petrolia agreed it was difficult to understand without the numbers in front of them, and asked Ms. Jadusingh to connect with Chief Sims to provide a more thorough explanation at a future meeting.

City Finance Director Marie Kalka clarified the budget for FY20 remained flat, so the budget number for FY21 included two (2) years of increases.

### **Parking Garage**

Ms. Jadusingh explained there used to be a City position to clean the parking garage, but that work has been absorbed by other staff. She stated City staff is asking the CRA to share in the cost of cleaning for the parking garages.

The Board asked staff to research which garages were covered by the maintenance budget request and report back.

## **Fire Prevention and Life Captain**

Ms. Jadusingh stated the original request received from the City for Fire Prevention and Life Captain was incorrect. She explained the corrected amount is \$195,387 and shared previous budget numbers for reference.

Delray Beach Fire Chief Keith Tomey stated the increase would cover salary and benefits for a different inspector than was previously budgeted. He explained staff works to keep the same inspector in the CRA area throughout the year and rotates in new inspectors annually.

## **Tennis Tournament**

Ms. Jadusingh reported the working draft of the CRA budget anticipates the expenses of the tennis tournament (\$905,000) and transportation services (\$1,400,000) and asked for direction regarding continuing with those line items.

Ms. Jadusingh stated the CRA has been in discussion with the City regarding City staff managing the transportation services if funding continues. She noted the Downtown Connect has not been running due to COVID-19.

Chair Petrolia asked for clarification regarding the discussion with the City.

Ms. Jadusingh stated if approved, there would be an Interlocal Agreement with the City where the CRA would fund the program and the City staff would manage it.

Commissioner Frankel shared his belief there was a real chance the tennis tournament would not happen in 2021 and noted it could impact the amount needed. He stated people are still using the FreeBee, but he hasn't had any complaints that the Downtown Connect is no longer operating, in fact some people appreciate that it is not.

Ms. Jadusingh shared COVID-19 safety measures being utilized by the FreeBee, and said numbers showing Delray Beach is among the largest current markets for the company would be distributed soon. She stated a discussion will be necessary soon regarding the future of the Downtown Connect, as the CRA is still paying to keep the program on call.

Vice Chair Johnson said schools are closed, and a number of people who would normally be working are not, so it would be a good time to determine who the customers of the Downtown Connect are and make adjustments as needed. She shared a story about a young man she met who uses the service to get back and forth to the train station to go to work and school.

Chair Petrolia asked for clarification on how funding to keep Downtown Connect on call worked.

Ms. Jadusingh stated the program is being funded at a reduced rate to keep the drivers on call in case they are needed, rather than funding the full program.

Commissioner Boylston asserted he wanted to be careful not to use pandemic numbers to make decisions. He noted FreeBee's increase could be due to the Downtown Connect not operating. He

stated the CRA had put the transportation program in place as a pilot program and should fund it for the final year.

Continuing, Commissioner Boylston stated he agreed with Vice Chair Johnson that they should use the year to collect data on how the system is used and what it should look like to best serve the population when the City takes it over. He stated it would be the perfect year to really understand what the needs are and how they have changed due to COVID-19.

Chair Petrolia pointed out there is TPA grant funding set aside to purchase trollies or shuttles and said the City should be exploring more environmentally friendly options.

City of Delray Beach Deputy Director Program and Project Management Missie Barletto stated the grant application for \$860,000 in TPA grant funding is already being reviewed at the federal level for the vehicles which were chosen by the CRA in December. She said City staff had explored more environmentally friendly vehicles and had not been able to find an option that fit the grant parameters and the City's needs.

Continuing, Ms. Barletto asserted most of the Downtown Connect ridership comes from people moving from the train station to the downtown area to work and students who take the service to get to the high school.

Deputy Vice Chair Gray asked about the situation in Pompey Park. She said knowing the project would eventually be \$25 to \$30 million, there are some immediate needs which could be addressed. She recommended a workshop to discuss projects in the interim, considering what could be used to utilize the largest park in the area.

The Commissioners and staff discussed how often baseball and basketball courts are being used in the park, currently and prior to COVID-19.

Ms. Jadusingh stated \$2.5 million was budgeted in Fiscal Year 2019-2020 for construction documents for the Pompey Park project. She suggested any extra funds in budget amendments be earmarked for Pompey Park similar to the way in which Carver Square was funded.

Commissioner Boylston asserted he and Director of Parks and Recreation Sam Metott had discussed ideas for activating the park, and said he has a lot of thoughts.

Chair Petrolia suggested the \$6 million allocated for Carver Square could also be reallocated to the park if a partner is brought in. She noted maintenance should not be neglected in the time being, because it could be five (5) years or longer before funds are available for the new park.

Mr. Metott stated a large number of people are utilizing the park, with different groups using the space at different times.

The Commissioners and staff discussed field space in cooperation with the School Board and practice area available to local teams.

Deputy Vice Chair Gray stated the baseball field at Block 48 has been made unusable to the Little League teams that used it due to new playground equipment installed near first base.

Mr. Metott noted the Parks and Recreation Department spoke to the athletics department and were told the field had not been used for years, so they decided the playground was a better use of the space. He listed baseball fields throughout the City that get very little use.

In response to a question from Chair Petrolia, Mr. Metott stated there are many parks and playgrounds in disrepair, and staff is working to get to them as fast as they can.

Deputy Vice Chair Gray listed maintenance issues at Pompey Park and stated the City needed to pay more attention to its facilities.

Ms. Jadusingh stated she would connect with Mr. Metott for an estimate for Pompey Park to add to the budget.

Ms. Jadusingh circled back to the transportation and tennis tournament issues and asked if the Board was comfortable keeping those funds in the budget.

Chair Petrolia asked what funding commitments the CRA would have to the tennis tournament if the event was not held.

Ms. Jadusingh stated she would research the contract and update at the next meeting.

Chair Petrolia asked for and received a consensus to keep the tennis tournament in the FY21 budget. She sought a consensus on continuing transportation funding and had a split Commission.

Chair Petrolia stated she would be amenable to funding transportation to the end of the contract, but not beyond.

Commissioner Frankel said he is hearing the Downtown Connect brings a lot of students from Atlantic High School. He asked who has reached out to the schools for funding potential, noting he sees it as an important service but thinks they should look into sharing the cost with partners.

Commission Boylston disagreed and said the decision was whether to provide transportation above and beyond that provided by other entities. He asserted the CRA had agreed to fund the project through the end of the contract and stated he thought they should stay true to their word.

Vice Chair Johnson addressed providing transportation for students, and said she believed going to the School Board would create issues with those coming from other areas. She stated she did not want to see students having to walk and likes the program the way it is.

Commissioner Casale reiterated that she believed the program should be kept with the CRA through the contract.

Commissioner Frankel noted he had suggested the partners contribute, not foot the bill. He stated if the students and people going to work were the users, the Downtown Connect did not need to run in the middle of the day or on weekends and could realize large savings through cutting hours.

Chair Petrolia stated there was a consensus that the transportation should remain in the budget.

## **Additional Items**

Ms. Jadusingh outlined additional items proposed for inclusion in the FY21 budget, including the potential for two (2) or three (3) CRA staff to assist with small businesses and community development, \$2 million in support for affordable housing initiatives, and beginning the due diligence for development of the NW 800 block of W Atlantic Avenue.

Continuing, Ms. Jadusingh explained Curb Appeal grants had previously been approved administratively by the City. She stated it was her proposal that responsibility for administrative approval be shifted to CRA staff.

Commissioner Boylston stated he was in favor of bridging the gap in the affordable housing space, but expressed concern regarding a for sale, family wealth-building product in the community being converted to rental.

Chair Petrolia noted she agreed wealth-building was important but said there was also a need in the community for affordable rentals.

Commissioner Frankel thanked Ms. Jadusingh for the information sent out to the Commissioners regarding NW 800 block of W Atlantic Avenue, and said he hoped a project using containers remained top of mind.

Ms. Jadusingh stated staff is looking at containers, food trucks, and a combination of both for activating the neighborhood. She said a cement pad may be necessary for containers, so that part of the process may take longer.

Chair Petrolia noted any plan to activate the area also needs to take into consideration the brick and mortar establishments already in place.

Deputy Vice Chair Gray said she would be in support of a plan to activate W Atlantic, and stated she believed balance was necessary. She noted the first food truck in Delray Beach, which is more than 40 years old, is up for sale and could be used as some type of landmark.

Vice Chair Johnson outlined a potential budget request to add to the discussion. She stated neither the City or the CRA has a budget for maintenance of new alleys, and it was something she would like to see continued.

Chair Petrolia agreed, stating the City needs to do better at maintaining projects once they are completed, including alleys and roads. She asked Vice Chair Johnson to bring the item to the next City Commission meeting.

Ms. Jadusingh stated a copy of the full draft FY21 budget would be available for review at the August meeting.

## **B. 22 NORTH SWINTON AVENUE – HISTORIC WELLBROCK HOUSE UPDATE**

Ms. Jadusingh provided a brief update on 22 North Swinton Ave, the historic Wellbrock House which the CRA moved late last year. The single-family home, built in 1937, was added to the local register of historic places and approved by the Historic Preservation Board on July 1, 2020. Plans are to utilize the home as an extension of CRA office space.

Continuing, Ms. Jadusingh stated color samples for the project will be submitted to the City for approval and asked the Board for input. She noted the Historic Preservation Board will also have to approve the color choices, offering images of peach and white options.

Commissioner Boylston confirmed the original paint color was white, and said he leaned toward that color for that reason.

Vice Chair Johnson said she was the opposite, and thought the community needed more color.

Commissioner Casale stated she would select the white because it looked best sitting next to the current yellow house.

Commissioner Frankel agreed the peach was his choice, but he would be fine with whatever the people who have to go there every day choose.

Chair Petrolia stated the house would look good either way, and she assumed it would be largely up to the opinion of the Historic Preservation Board.

Commissioner Brooks said he agreed with Commissioner Frankel.

Chair Petrolia asked Deputy Vice Chair Gray to connect with Ms. Jadusingh to break the tie.

## **5. Other Business**

### **a. Comments by Executive Director**

None.

### **b. Comments by Board Attorney**

None.

### **c. Comments by Commissioners**

Vice Chair Johnson thanked Ms. Jadusingh and staff for all of their hard work, and said she was looking forward to the rest of the budget review.

City Finance Director Marie Kalka clarified that the CRA was looking to fund the transportation pilot through the contract period, and the City would be taking over management and funding of the project after that time.

Chair Petrolia stated that was the consensus of the Board.

Chair Petrolia asked that Deputy Director Program and Project Management Missie Barletto follow up on the earlier discussion about what garage was covered by the City funding request.

Ms. Barletto confirmed the budget line item was for maintenance of both City parking garages.

## **6. Adjournment**

There being no further discussion, the meeting was adjourned at 3:36 p.m.

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Renee Jadusingh, Executive Director

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Shirley Ervin Johnson, Board Chair