



CRA Board Meeting Minutes
Tuesday, October 27, 2020 – 4:00 p.m.
Virtual via Webex
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh	Christine Tibbs	Tara Toto
Danielle Arfin	Heather Hinkle	Alexina Jeannite
Lori Hayward	Kim Phan	

OTHERS PRESENT:

DJ Doody	Neil Schiller
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1. Call to Order

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

2. Roll Call

Present: Chair Shirley Ervin Johnson, Vice Chair Adam Frankel, Deputy Vice Chair Angie Gray, Commissioner Ryan Boylston, Commissioner Kelcey Cordell Brooks (at 4:04 p.m.), Commissioner Juli Casale, and Commissioner Shelly Petrolia.

3. Approval of Agenda

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

4. Approval of Minutes

a. September 14, 2020 – Workshop Meeting Minutes

Motion by Vice Chair Frankel, seconded by Commissioner Boylston, to approve the September 14, 2020 Workshop Meeting minutes as printed. In a roll call vote, the **motion** passed (6-0).

b. September 29, 2020 – Workshop Meeting Minutes

Motion by Vice Chair Frankel, seconded by Commissioner Petrolia, to approve the September 29, 2020 Workshop Meeting minutes as printed. In a roll call vote, the **motion** passed (6-0).

c. September 29, 2020 – Regular Meeting Minutes

Motion by Vice Chair Frankel, seconded by Commissioner Boylston, to approve the September 29, 2020 Regular Meeting minutes as printed. In a roll call vote, the **motion** passed (6-0).

5. Public Comments on Agenda and Non-Agenda Items

CRA Executive Coordinator Danielle Arfin stated there were no public comments.

6. Consent Agenda

- a. **CRA Financial Report – August 2020**
- b. **CRA Monthly Progress Report – October 2020**
- c. **Approve the attached Rent Subsidy Program Grant Agreement with Apex Insurance & Investment Group, LLC (APEX), located at 702 NE 3rd Avenue, for an amount not to exceed \$6,000, to be paid in \$500 monthly installments for up to 12 months**
- d. **Modifications to Project Consultancy & Design Services Program Guidelines**
- e. **Modifications to Site Development Assistance Program Guidelines**
- f. **Modifications to Paint-Up and Signage Program Guidelines**
- g. **Modifications to Rent Subsidy Program Guidelines**
- h. **Modifications to Historic Façade Improvement Program Guidelines**
- i. **Interlocal Agreement between the City of Delray Beach and the Delray Beach Community Redevelopment Agency for Funding Construction/Professional Services for Fiscal Year 2020-2021**
- j. **Interlocal Agreement between the City of Delray Beach and Delray Beach Community Redevelopment Agency to be a Co-Title Sponsor along with the City of the 2021 Delray Beach Open Tennis Tournament, in an amount not to exceed \$905,000.**
- k. **First Amendment to Employment Agreement with the Executive Director**

- l. Reinstatement and First Amendment to Site Development Assistance Funding Agreement – AGT Land, P.A.**
- m. Reinstatement and First Amendment to Paint-Up and Signage Funding Agreement – Andrew Luchey**
- n. Reinstatement and First Amendment to Site Development Assistance Funding Agreement – Studio 404, LLC**

Commissioner Brooks joined the meeting at 4:04 p.m.

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

7. Old Business

None.

8. New Business

a. Resolution No. 2020-06 – Agreement for Purchase and Sale – 704 SW 4th Street

CRA Assistant Director Christine Tibbs outlined the proposed Agreement for Purchase and Sale of 704 SW 4th Street. She noted the lot was in Sub-Area 8 of the CRA, and was zoned R1A, single family residential.

Ms. Tibbs stated the property was directly across the street from the Corey Jones Isle Workforce Housing Development, making it an ideal opportunity for the CRA to continue stabilization efforts through in-filling of lots for single family housing. She explained the property, which was on both sides of SW 7th Avenue, was originally listed for \$295,000, but an appraisal placed the market value at \$250,000, which the sellers accepted.

Continuing, Ms. Tibbs stated the agreement provided for a 45-day inspection period for environmental testing and other inspections. She noted the properties would be restricted to Workforce Housing, and the staff was recommending approval.

Deputy Vice Chair Gray asked approximately how many single-family homes could be placed on the lot, if purchased.

CRA Director Renee Jadusingh stated they would have to due diligence and study more for exact details, but based on the configuration, staff was estimating three (3) to four (4).

Commissioner Petrolia asked if the division included both sides of SW 7th Avenue, and whether the vacant properties on the south side of the block were also for sale.

Ms. Jadusingh explained the development would be on both sides of the street. She stated the properties referenced were owned by the City, and she had reached out to the City Manager regarding the intention for them.

Commissioner Petrolia asked how many City owned lots there were in total.

Ms. Jadusingh stated there were two (2) lots.

CRA Attorney DJ Doody read the Resolution into the record by title only.

Motion by Vice Chair Frankel, seconded by Commissioner Boylston, to approve Resolution No. 2020-06. In a roll call vote, the **motion** passed unanimously (7-0).

b. Determination to Preserve the Existing Terrazzo Sidewalk as Designed and Constructed within the Right of Way along SW 5th Avenue, Adjacent to 95 SW 5th Avenue.

Tara Toto, CRA Redevelopment Manager, presented the item, which was related to a CRA-owned property currently going through the City site plan approval process to develop an office building. She explained the site plan requires a 15-foot streetscape area, which would require cutting into the current decorative terrazzo sidewalk, which was a previous CRA and City joint project.

Ms. Toto stated staff was seeking an alternative to meet the intention of providing shade trees, without modifying the existing terrazzo sidewalk. She showed slides of ideas for meeting the requirement while preserving the sidewalk and asked the Board for support and ideas.

Ms. Jadusingh noted the idea was to achieve the shade trees without damaging the terrazzo, so as an alternative, they looked at ideas such as planters. She stated if the Board was supportive, staff would return to the City and present the ideas for alternatives.

Commissioner Petrolia asked if there was a preference for planters versus trees on the property, and whether staff knew which would do a better job of shading. She noted it appeared as though the trees in planters would have growth limited by their containers. She stated she loved the look of the planters and thought it would look fantastic on the property.

Ms. Jadusingh stated there was a waiver which could be done administratively if the CRA was supportive. She pointed out the space may only be large enough for one (1) or two (2) planters, and it was possible they could do both, with trees on the CRA and property and in planters on the sidewalk.

Commissioner Petrolia noted the planters took up space, which would leave less space to walk on the terrazzo, but they looked very nice and upscale if the area was large enough to accommodate it. She stated she supported not wanting to break up the terrazzo.

Deputy Vice Chair Gray stated she was also in support of planters, and referenced planters in the Orlando area which were done well. She noted that if they were looking for beautification, this was a nice alternative. She asked if there would be a possibility to line more of the street with plants or canopy to create unity.

Chair Johnson asked the Board to observe the trees currently on the avenue, noting that none of them provided shade. She stated the palm trees there do nothing but go straight up and said she would like to recommend any beautification in the future be something better than that. Chair Johnson added that she would be in favor of the planters.

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

c. Discussion – Notice of Intent to Lease CRA-Owned Property Located at 182 and 186 NW 5th Avenue

CRA Assistant Director Christine Tibbs presented an intent to lease the property at 186 NW 5th Avenue, formerly the Career Cottage, and 182 NW 5th Avenue, currently Monogram Closet. She noted the Board had discussed 186 5th Avenue in October, but it was being brought back because the Monogram Closet had subsequently given 30-day notice to vacate.

Ms. Tibbs stated the properties were located in the West Settlers' Historic District and outlined the CRA Community Redevelopment Plan's objectives for the corridor. She added that challenges identified in the West Atlantic Master Plan included a mismatch between available jobs and local workers' skill sets and a lack of attractions and destinations and noted identified types of businesses.

Continuing, Ms. Tibbs stated that taking the goals of the plans for the area into account, staff was recommending the notice of intent to lease 182 NW 5th Avenue include specifications for a café or restaurant tenant, and the notice for intent to lease 186 NW 5th Avenue include specifications for a retail tenant. She noted those tenants would complement the businesses directly across the street.

Commissioner Boylston asserted he was sad to see the Career Cottage and Monogram Closet moving on from these locations, but there was really a silver lining in that the CRA had a real opportunity to look at the area from a strategic point of view. He stated he appreciated staff looking at the West Atlantic Master Plan and other redevelopment strategies in making their recommendation.

Continuing, Commissioner Boylston stated there was a lot of activity happening across the street, including Upper Cuts, which is not just a barber shop but a community gathering place. He noted Doghouse Theater was right down the street, along with the activities of the SPADY Museum. He added that he was fully on board with helping two (2) small businesses relocating or starting up due to career pivots and hoped to lean on community partners to promote the opportunity.

Commissioner Petrolia said she agreed with everything Commissioner Boylston had just said and added that it was a great opportunity to create some synergy with 1st as well and create some foot traffic moving up and down the street. She stated there was great potential for invigorating the north end of 5th.

Commissioner Petrolia stated retail might be a tough nut to crack, and if they couldn't get that she would be inclined to keep it an open opportunity, perhaps for a café in one location and a restaurant in the other. She noted the more activity in that quadrant, the better off the area would be, and said she was hesitant to close it off to only retail.

Deputy Vice Chair Gray agreed that both should be food-based, noting that in Delray Beach restaurants do quite well. She stated having diversity in that historic district with a couple of different restaurants would be great, and that would be her suggestion.

Chair Johnson stated that whatever the CRA could attract, whether it be café, restaurant, coffee shop, or other. She suggested a small business that would be a service to the community and said she thought it should be kept open.

Ms. Jadusingh stated she was hearing that the Board was leaning toward a restaurant for one (1) property but leaving the other more open and asked if there was clearer guidance. She noted she would recommend the larger space be recommended to restaurant, as it would be more conducive to that use.

Commissioner Boylston asserted that he agreed. He stated it might not have enough room for a full restaurant, but a café or retail/café would work. He noted the bottom line was that they wanted something open evenings and weekends.

Commissioner Casale stated that she was in agreement with Ms. Jadusingh's recommendation. She noted it had to be a business that had people coming and going, not a place that only drew kids in the afternoon and weekends.

Commissioner Petrolia reiterated that she wanted to see it left open and determine from the responses what matched well. She agreed that it had to be active in order to keep the area robust. She stated she was excited about the change.

Ms. Jadusingh stated it was going to be a fun project and staff was looking forward to it. She noted there was not a rush, so staff wanted to take the time to do some grassroots outreach to get the right tenants to occupy the space.

Chair Johnson encouraged staff to also advertise the space in the back yard.

Deputy Vice Chair Gray asked if there would be room in the back for food trucks to park.

Ms. Jadusingh replied that it hadn't been explored, but staff could look at options. She stated she wasn't sure if it would be allowed.

Chair Johnson stated the majority of the back yard of 186 was taken up by parking, but it could be a spot for a food truck if you could get away with not having the required parking.

Deputy Vice Chair Gray asserted she was just trying to figure out how to make the most of the space.

d. Discussion – Letter from Pulte Homes Regarding Development of the Former Plumosa Elementary School Owned by the Palm Beach County School Board

Ms. Jadusingh provided a brief overview of the letter received on September 22, 2020 from Pulte Homes expressing interest in working with the CRA to develop the 10.3-acre Palm Beach County School Board owned property known as the former Plumosa site. The letter stated Pulte Homes was open to a variety of ideas but was specifically interested in building affordable for-sale housing.

Continuing, Ms. Jadusingh explained the former Plumosa site, located at 1712 NE 2nd Avenue, was appraised at \$5.8 million on March 13, 2020. She stated she had spoken with a representative of the School Board earlier in the year and they had advised they were interested in selling the property for its appraised value.

Ms. Jadusingh commented a representative from Pulte Homes was present to answer any questions the Board may have.

Ms. Jadusingh noted development of the property would be beneficial to the City as a whole because it was currently vacant, and it would be adding to the tax base as well as adding housing. However, she stated, it would ultimately be a policy decision about changing course direction to pursue the property since the Board had elected not to in the past. She added that in light of those previous decisions, staff had not taken any steps to do analysis on the property and its potential.

Continuing, Ms. Jadusingh stated she would recommend allowing staff to have more in-depth conversations with the School Board about ways to develop the property, since based on her initial conversations they were only interested in selling it to the CRA for \$5.8 million. She noted funds would need to be reallocated from a currently funded project, or staff would need to look into borrowing money. She stated the CRA does have lines of credit, so that would be an opportunity.

Ms. Jadusingh added that ultimately, the CRA Board could also support redevelopment of the site without looking at purchasing it themselves. She noted there was definite interest in the development and added that a subsequent letter had been received from an architect who learned of the property from the Palm Beach County Planning Department and reached out regarding options.

Ms. Jadusingh explained that if the CRA were to own the property, they would still need to go through a public competitive bidding process. She stated the first step would be to determine if the Board was interested in pursuing it in any way.

Chair Johnson asked if the Board would rather hear from Pulte Homes before turning the matter to the Board for discussion.

Deputy Vice Chair Gray asked if there was anyone from the School Board represented at the meeting.

Ms. Jadusingh stated the School Board was not represented, only Pulte Homes because they had sent the letter.

Brent Baker, Division President, Pulte Homes stated he was present and ready to speak.

Chair Johnson asked for a majority of the Board to agree to hear from Mr. Baker. Commissioner Boylston and Vice Chair Frankel expressed interest.

Commissioner Boylston asked why they wouldn't hear from the representative who had sent a letter that was on the agenda for discussion.

Vice Chair Frankel called for a point of order and asked why a consensus would be required. He stated the gentleman was present to make a proposal and asked the Board Attorney to clarify if a consensus was required.

Board Attorney DJ Doody stated the Chair had the option to recognize Mr. Baker, and noted that if there was an objection, that should be taken up as well.

Chair Johnson asserted that as Chair, she would like to hear the presentation.

Mr. Baker stated Pulte Homes had spoken with the School Board over past years regarding idle properties in the County and possibly partnering with them in building projects, in which some units would be designated for teachers or employees of the School Board and others sold at market rate.

Continuing, Mr. Baker asserted that he had noted the recent discussion regarding the property at CRA meetings and thought it would be wise to reach out and say that Pulte Homes would have an interest in something similar. He noted that he believed the CRA would have the ability to acquire the site in a much more favorable fashion than a for-profit company like Pulte Homes could, and since they would be working together, the CRA Board could facilitate conversations with the School Board knowing they had a very strong financial partner taking the lead financially once terms were reached.

Mr. Baker stated he didn't have specific numbers, but at a high level he believed it could be something great for the community that could be put on this property.

Commissioner Boylston stated that as the Board knows, he had brought the property up several times and had worked with the School District regarding the property. He noted the most likely reason Pulte Homes, or any other developer didn't get far with the School District was that providing affordable housing was not in their purview. He asserted that was in the purview of the CRA, which is why the School District is only interested in selling the property to a partner like the CRA who is going to redevelop it for affordable homes and designate a portion of it for School District employees.

Continuing, Commissioner Boylston added that the new Plumosa down the street was expanding and would be a K-8 program, resulting in more teachers right down the street. He said he believed all of the Board members would agree that the CRA doesn't want workers just working in their City, they also want them living in the City as well.

Commissioner Boylston stated this was an opportunity. He noted he had met with Ms. Jadusingh and she had put forth various ways in which the CRA could find the funding, work with the School District to spread the payments over two (2) years, have money available depending on how Carver Square went, or maybe partner with Pulte Homes or another developer in a way that the funds aren't completely coming out of the CRA's pocket. He asserted that bottom line, this was too good of an opportunity not to allow staff to explore the potential of what it could be.

Commissioner Casale stated she knew the property had been discussed before and one of the questions was the cost. She noted the property was \$5.8 million and asked if Mr. Baker had any idea what it would cost to clear the property for development.

Commissioner Boylston responded that \$1 million had already been budgeted by the School District, and they would be clearing the property. He noted that was part of the penny tax plan.

Commissioner Casale clarified that would take everything off of it and make the site ready to build.

Commissioner Boylston affirmed that was correct.

Commissioner Casale stated if you take the \$5.8 million and divide it by 45 homes, it would be \$129,000 per parcel. She asked what the cost to build each house would be. She stated when you look at what the CRA has been buying, it seems that is more. She compared the price to the discussion on 704 SW 4th Street earlier in the meeting, which was \$250,000 for a property of a size which would allow the CRA to build three (3) to four (4) homes.

Commissioner Casale noted she was not saying one way or the other but was throwing out that the cost seemed like a lot at this point in time, especially if it was taking money from other projects.

Deputy Vice Chair Gray asked Ms. Jadusingh why the partnership wouldn't be with the School Board, since they own the property already and want to see it developed. She added that she found it puzzling they would want to sell it but wouldn't want to partner. She stated in response to Commissioner Casale's question that they were looking at \$500,000 and up homes on this property and teachers would not be able to afford that.

Continuing, Deputy Vice Chair Gray stated she was not willing to move from the direction the CRA had been moving in, which was to make sure that the CRA keeps the promises to the West Atlantic and Northwest/Southwest Communities. She added that she knows the CRA has put a lot of dollars into those communities in the past two (2) years, but they had been lacking in the past 25-30 years and there are a lot of projects still to be done.

Deputy Vice Chair Gray added this is what happens all the time to those neighborhoods, that they are going in a direction and all of a sudden there is a turn and they are not getting what they need to do completed. She stated in the West Atlantic Neighborhood Plan and in the Southwest Neighborhood Plan, the CRA still hadn't done the basics of things, yet they were getting ready to move again. She added that she had heard discussion about the Plumosa land and believes the property would still get developed without the little CRA moving from the projects it had, taking money from affordable housing and economic development and all the things that had been promised to move to a project that is for teachers.

Deputy Vice Chair Gray stated there was workforce housing coming up in a number of projects. She asserted that there wasn't a lack of workforce housing, there was a lack of affordable housing.

Vice Chair Frankel asked Ms. Jadusingh to clarify if this item was on the agenda to determine if there was interest in having a CRA staff member speak to Pulte Homes to have a meeting of the minds and explore a public/private partnership.

Ms. Jadusingh responded that because the CRA did not own the property or have an interest in it, the first step would be to connect with the School Board regarding purchasing the property, then going into a bidding process regarding the public/private partnership option.

Vice Chair Frankel stated from his perspective, why wouldn't you? He stated there is a huge piece of land, it's going to be empty, a reputable developer has put forth at least a preliminary proposal, and while he appreciates everyone has a lot of answers about what it could be and what it couldn't be, no one knows because it hasn't been developed that far. He added there was a group that would probably be well suited to do the development and has experience in this area,

Continuing, Vice Chair Frankel asserted that he agrees things needed to be done in the Northwest/Southwest Neighborhoods, but this isn't the Northwest/Southwest Board, it is the CRA Board, and the CRA is more areas of the City. He stated from his perspective, he thanks Mr. Baker and Pulte Homes for reaching out and from where he sits, he doesn't see why they wouldn't at least want to explore it. He noted he thought it was an interesting proposal, and some more preliminary work should be done so that more information could be given to the Board.

Commissioner Boylston stated he had been in contact with the School District, so wanted to address some of the things brought up. He noted the property would not be developed if the CRA did not come in and develop it, because the School District does not develop their pieces of property into affordable housing. He compared that idea to the CRA going out and building schools.

Continuing, Commissioner Boylston stated the School District has a long and growing list of concerns and cannot get into the world of redeveloping and affordable housing. He added that the School District rarely gets rid of land, it has to be a special circumstance,

and they will not sell this property private. He added that saying it would be developed either way was incorrect.

Commissioner Boylston stated the appraised value is where the conversation would start, and by giving staff the opportunity to explore and research the possibility, the CRA was not saying whether or not they were purchasing the land. He asked Ms. Jadusingh to confirm that they were many steps from having that conversation.

Ms. Jadusingh nodded her agreement.

Commissioner Boylston asserted there was an opportunity for CRA staff to speak with School District staff, to take into account Pulte Homes and any other interests, and then have a conversation on where to find the money. He stated he did not want to take any funds from any current project in any of the CRA sub-areas, including the Northwest/Southwest neighborhood, and added that the zone where the Pulmosa property was located was the district where the least CRA dollars had been spent in the history of the CRA. He added that the area had been ignored, and this was an opportunity to get rid of a site which would not be a beautiful park, but a construction demolished site, and put in 40 families in homes.

Continuing, Commissioner Boylston stated the CRA would be able to work with a developer to negotiate how many affordable homes would be in the project. He asserted the CRA had an opportunity to do something really exciting there, something that would make a ripple effect through the state. He noted projects like this don't come along too often, stating the opportunity to take a condemned school in the middle of a neighborhood and put 40-50 affordable homes there, some of them dedicated to teachers, during a time in which teachers are struggling so much and so many others are in need of affordable homes. He stated he was pleading with his colleagues to allow staff to explore it, and if it doesn't work, it doesn't work.

Commissioner Boylston asked that the Board at least let staff explore options regarding the property.

Commissioner Petrolia stated she was surprised the Board was back at the issue again, because they had talked about it a few times and shot it down. She asserted the Board had shot the project down for the reasons of just having the ability to do this and do everything else they already have on their list of things to do that haven't been done. She stated the CRA had an over \$40 million commitment to the Northwest/Southwest Neighborhood just to get the neighborhood into good shape, and that had not been funded yet. She stated they also had Pompey Park, with trees growing out of the roof, roof needing replaced, basketball courts and tennis courts that haven't been resurfaced, old and obsolete pool area with a child's pool that is not even functional, and some of the worst bathrooms she had seen in a long time.

Continuing, Commissioner Petrolia asserted there were many projects that don't get done, yet they are talking about a \$6 million investment in property. She stated yes, it was a great piece of property to be able to do something wonderful with, but it seems like what the CRA would be doing is taking on a project that is going to be at a price that

would come out at a price of almost \$130,000 a lot, which is much higher than the mark they are working with now to have someone build not affordable housing, but workforce housing to benefit the School Board that is selling the property at market value.

Commissioner Petrolia stated her feeling was that she did not see it happening in that price range, and added that she saw the CRA being diverted and not focusing on the things that they need to get done in the City. She stated in a different day and age, maybe, but at this point it was not palatable for her. She asked how many of the 40 homes would be not affordable, but workforce housing? What percentage?

Commissioner Boylston asserted they don't know that yet because it had not been explored by staff.

Commissioner Petrolia asked for Mr. Baker to speak on behalf of Pulte Homes in response to the question.

Mr. Baker stated that the discussion was in early stage. He noted that in his previous conversations with the School Board, which were all pre-COVID-19, he believes that if the developer is willing to designate units for teachers there could be an opportunity to get the property for less than the assessed value. He stated Pulte Homes' intention was not to put workforce housing units like those at Carver Square.

Mr. Baker asserted the proposal was in his opinion, if they went to the School Board and did something creative, like designated 50 percent of the units at affordable price points for teachers, there would be an opportunity to get the property for less. He stated that based on his conversations, the School Board views affordable housing as the number one (1) issue in recruiting teachers. He added that from there, additional numbers could be quantified, but it would be very difficult at this point because they just don't know yet. He stated the CRA could be a better facilitator than a for-profit company with the guise that they are addressing a hot button issue of trying to get affordable units for teachers.

Continuing, Mr. Baker stated his recommendation would be to see what kind of deal the CRA could cut if units were designated for teachers and no units were priced in the traditional Palm Beach County Workforce Housing Program.

Commissioner Casale stated she agreed with Commissioner Petrolia that there is concern about whether the CRA would be able to accomplish the projects they are already dedicated to, specifically Pompey Park. She added that she doesn't think the time is right.

Deputy Vice Chair Gray asked staff to confirm whether the CRA was moving forward with a project on West Atlantic with 18 workforce housing units. She stated it was her understanding those 18 units had received waivers, but were now up for sale, and asserted the CRA cannot guarantee what they will receive.

Continuing, Deputy Vice Chair Gray stated the \$5.8 million would just be the basis, then there would be requests for subsidies and other help, as well. She asserted that until the CRA does what they promised, she did not want them to get off track.

Deputy Vice Chair Gray stated she understands the CRA is in other areas, and said maybe it needed to be looked at whether the CRA should not be in that area, because in that particular area that Commissioner Boylston was talking about, the City had spent dollars. She added that maybe the CRA had not spent money, but the City had spent millions on infrastructure including roadways, bike lanes, and other things in that community. She stated the City hadn't spent any money in the Northwest/Southwest Neighborhood in "forever," but they are not part of the City.

Deputy Vice Chair Gray asserted she understood that other Board members might be receiving heat for taking the money and finally bringing it back to the community that is the reason there is a CRA in the first place and being bold, starting to do the things they need to do. She asked that the other members of the CRA Board stay the course and fulfill the promise as to what has made them a CRA. Continuing, she stated she was talking about basics like waterpipes, sidewalks, and alleys.

Continuing, Deputy Vice Chair Gray stated the CRA had a project on NW 6th Avenue with Economic Development that they needed to finish, along with other economic pieces. She added that she was not interested in jumping right now into other projects, she didn't care how long it takes, unless the School Board says they will give them the land. She stated that was the only way they could have the conversation, as far as she is concerned.

Chair Johnson asked if staff could be directed to have that as a part of the conversation, would she be amenable to explore the idea further?

Deputy Vice Chair Gray stated if they could give the CRA the land and the CRA could decide when they get to build – not build tomorrow – she would be amenable to it. She said other than that, the CRA is still jumping and putting money in a direction they are not going right now.

Chair Johnson responded that she understood, she just wanted to have that clear direction to staff. She stated if that was the only way the Board wanted to move forward, that should be a consensus to staff.

Commissioner Boylston stated that he just did not understand why they wouldn't explore it. He added that he might not be in favor of acquiring it at \$5.8 million, but he doesn't know if that is the number. He stated maybe there was a conversation that as long as all of the houses were affordable homes, they would give the property to the CRA for nothing. He said he does not know, because as a Board member he can only take the conversation so far.

Continuing, Commissioner Boylston asserted that he remembered when the whole thing started, Mayor Petrolia was super supportive of the idea as an opportunity for the City. He stated he did not know what changed and could not understand why staff wouldn't be allowed to explore it, because maybe it's not \$5.8 million, maybe it's \$2.8 million, maybe it's nothing.

Commissioner Boylston asked Mr. Baker if he was aware of any projects in the area where a City came in and built 40-50 affordable homes in partnership with a School District for

affordable homes for teachers, or if Delray Beach would be the first to do anything like this project in Palm Beach County.

Mr. Baker stated that in Palm Beach County, he could say with a lot of confidence that they would be the first. He added that he wouldn't know nationally.

Continuing, Mr. Baker asserted that Pulte Homes was bringing dollars to the table, and whatever the number ended up being, they would be a financial partner and bring significant funds into the project as well. He agreed they didn't know what the numbers would be because a deal had not been cut, but asked the Board to keep in mind that a lot of the funds to bring the project to life would not just be from the CRA, but would be from Pulte Homes or another for-profit company.

Vice Chair Frankel stated that some of the points were certainly well taken and infrastructure is a need throughout the entire City, including the Northwest/Southwest Neighborhoods. He agreed that bathrooms throughout the entire City needed to be upgraded, City Hall needed to be upgraded, and the Community Center needed to be upgraded, but as Commissioner Boylston states, why would you not at least get more information?

Continuing, Vice Chair Frankel stated that to him, this is an opportunity to not only develop a huge piece of property potentially with a great partner, but it is also a money-making opportunity if done right. He stated from that perspective, he would support at least getting more information and having conversations to get the information to the Board members. He added that there were a lot of unknowns, and very good questions had been made by all Board members.

Commissioner Boylston asserted that he would second Vice Chair Frankel's direction.

Commissioner Petrolia responded to the comment that she was previously in favor of the project. She noted she was in favor and had even spoken in support long before Commissioner Boylston was on the City Commission. She stated it went sideways for her when she saw the asking price. She explained that was a lot of money which would keep the CRA from getting things done.

Continuing, Commissioner Petrolia stated if the CRA or City buys the property, it's not a partnership with the School Board, it's the CRA doing the work and partnering with a builder to put in workforce housing. She added that the workforce housing would probably not be a full 100 percent, and noted it was expensive to build houses. She asserted the CRA would not be able to recover more than 50 percent of construction costs, and that was money lost and unavailable for other projects. Commissioner Petrolia stated that would be money not able to pay for the \$40 million it was going to take to put the Northwest/Southwest community into a really nice community. She added the CRA had all sorts of things on its plate, and until they get west of Swinton done, she just doesn't see this as being something the CRA should be doing.

Commissioner Petrolia asserted that if Ms. Jadusingh could go to the School Board and get the property for free, she should bring that back to the Board. She stated she thought they would have a 7-0 vote if that were the case.

Commissioner Petrolia stated that as Deputy Vice Chair Gray said earlier, it would then be within the CRA's purview to determine when that project moved forward, and it wouldn't be until after things the CRA is supposed to be focused on were completed. She stated she did not want the CRA to be diverted, and if said if others were wondering why she was not excited about this, its because it is \$6 million plus an investment of staff, time, and energy to get it done.

Continuing, Commissioner Petrolia asserted the Board was moving forward with putting workforce housing and affordable housing on the market and are continuing to do that. She stated this was a much larger project which would take a lot more money and she wasn't so sure the benefit would be coming back in the ways that they should be moving forward. She reiterated that she did not support it.

Deputy Vice Chair Gray stated that she knows that Vice Chair Frankel had mentioned there are bathrooms all over the City which are a problem, but all the CRA dollars if you look back except the past two (2) years that the current members had been on the Board, had gone to Downtown Delray Beach. She stated if there are bathrooms that need done in other areas of the City, that is because CRA dollars went into beautifying and taking care of Downtown.

Continuing, Deputy Vice Chair Gray asserted there was a promise that the CRA would develop Downtown Delray Beach, then go to the Northwest/Southwest and West Atlantic Avenue. She stated no other CRA Board had been bold enough to stick with that, and now they are getting pressured to go to other areas, but other areas have not been suffering the way that neighborhood has.

Deputy Vice Chair Gray stated Pompey Park was a good example, and listed issues with the park. She noted some Commissioners on the Board say they care about the Black community and need to care about it as a whole, not just put a band-aid over it and jump back over to do other things. She encouraged the Board to stay the course and not get distracted.

Commissioner Boylston stated he found it offensive Deputy Vice Chair Gray would say any of the Board members were trying to take money from any other area. He added that at this point they weren't talking about taking any money from anywhere, they were talking about having a conversation about 40 to 50 more affordable homes in a 10-acre condemned property in the middle of a neighborhood. He said what if it was zero, or \$500,000 or \$1 million they could get the land for and the Board wouldn't even explore it, so now that land sits and rots for decades.

Commissioner Boylston said if you look at the dollars allocated in the history of the CRA, there is no area that has received more funding than the Northwest/Southwest area. He stated there was a lot still to do and they all know that, and he wouldn't dare take a cent from any of those projects, he was not saying that at all.

Deputy Vice Chair Gray asked where the dollars would come from.

Commissioner Boylston stated Ms. Jadusingh had pointed out they could take out a loan, Pulte Homes had offered a partnership that might result in the CRA not needing the money. He asserted that the Board doesn't know what it would cost. He added that this discussion was embarrassing.

Chair Johnson stated it was true, she believes everyone recognizes, that the Northwest/Southwest and the Southeast has, for the longest time, not had the emphasis that they should have had. She asserted that the conversation was at an impasse, because she, too, would like to see the CRA on a steady course. She added that if it would not take very much of staff time to explore with parameters, she believed they never want to stop exploring anything.

Continuing, Chair Johnson stated she believed the guidance would be that the CRA was not expending any funds for any development of any property on the Polmosa site, all they were doing was exploring. She asked if anyone would be against that.

Deputy Vice Chair Gray asserted she would be against it and would not want to explore the project any further. She stated that she believes history has shown that the CRA Board agrees to projects and before the end of the year they are diverted.

Commissioner Petrolia stated that she wanted to make it clear that she didn't disagree with what Commissioner Boylston had said about the amount of money going into the West Atlantic area. She noted there had definitely been a tremendous amount of money going into the West Atlantic area, but it had not been money that the residents and business owners had really felt, other than for buying up land and taking out businesses that were once Black-owned businesses up and down the Avenue. She asserted that if they wanted to talk about money that was spent in the West Atlantic area, it was basically to take down what was once a thriving Black community, and that is what the CRA was trying to build back up.

Continuing, Commissioner Petrolia stated she wasn't around then, and didn't know if it was because buildings were falling down or was for good reasons, but she could say that was where the money went. She asserted it did not go to the people and did not go to the businesses that are there, unlike what happened on East Atlantic.

Chair Johnson thanked Commissioner Petrolia for clearing that up, noting you never really go back and have an understanding of what money was actually spent on. She stated acquisitions and eminent domain, whether or not they like it, included expenditures of funds.

Chair Johnson clarified that the consensus was not present, as the vote was 4-2 against exploring the issue. Chair Johnson, Deputy Vice Chair Gray, Commissioner Petrolia, and Commissioner Casale were against having any further discussion of the Plomosa site, while Vice Chair Frankel and Commissioner Boylston were for exploring the matter further.

Commissioner Boylston pointed out Commissioner Brooks had not weighed in.

Chair Johnson asked if Commissioner Brooks wanted to speak, but there was no response.

Ms. Jadusingh stated Commissioner Brooks showed as present in the virtual meeting but may have been having issues with sound.

Chair Johnson asked if staff was able to reach Commissioner Brooks. Staff reached out to try to remedy the Commissioner's IT issue.

Chair Johnson stated she would like to be fair and give Commissioner Brooks an opportunity to have his input but noted that even if he were to say he wanted to go forward, it would still be 4-3.

Commissioner Brooks stated he was in favor with staying where the CRA is already at and focusing on where they are so that they can be successful.

Chair Johnson asserted that Commissioner Brooks made the vote 5-2. She thanked the Commissioners for their input and passion.

9. Other Business

a. Comments by Executive Director

Ms. Jadusingh shared news the CRA was awarded a Solid Waste Authority of Palm Beach County Blighted Property Grant in the amount of \$52,800. She stated staff submitted an application to redo the landscaping at Reverend Thomas Park, located at 46 SW 9th Avenue, and to do landscaping at the CRA Office Building, located at 20 and 22 North Swinton Avenue.

Continuing, Ms. Jadusingh provided a brief update on the Corey Jones Isle project, explaining the sale of the remaining seven (7) lots to the Community Land Trust (CLT) recently closed, and construction is going well.

Ms. Jadusingh provided an update on the SW 4th Avenue Neighborhood Improvement Project, stating it was going well and providing photos of work being done.

Ms. Jadusingh shared the announcement of a public outreach meeting for the Osceola Park Neighborhood Improvement Project, which was scheduled for Wednesday, October 29 at 6 p.m. online via Microsoft Teams and telephone. She noted the CRA had allocated about \$6 million for the first phase of the project.

Ms. Jadusingh announced the long-awaited 25th season of the Green Market was set to open on October 31, from 9 a.m. to 2 p.m. with social distancing measures in place and a mask requirement.

Continuing, Ms. Jadusingh stated virtual workshops on the topics of starting a business in Palm Beach County, accessing capital, and doing business with Palm Beach County were being presented on October 29, November 5, and November 12 in partnership with the Palm Beach County Office of Equal Business Opportunity and the City of Delray Beach. She explained the workshops were hosted in response to requests for information received by CRA staff and noted the sessions would be all virtual.

Ms. Jadusingh shared the dates of the upcoming CRA Board meetings, noting the intent was to return to live meetings in City Hall on November 12 and December 10 at 4 p.m.

b. Comments by Board Attorney

Ms. Jadusingh introduced the new CRA Legal Advisor, Kim Phan.

Ms. Phan stated she was excited to join the CRA team and looked forward to working with the Board.

Mr. Doody stated he had nothing to report but noted he would be available to assist the CRA in any way needed moving forward.

Chair Johnson thanked Mr. Doody for his service, noting he had been especially helpful to her as Chair and she looked forward to working with him.

c. Comments by Commissioners

Commissioner Casale commented on the Carver Square Request for Projects (RFP). She stated Ms. Jadusingh had noted she was looking to require local hire, but sustainability and green building were not included. She said she believed Ms. Jadusingh had said it could go in the contract but wondered if the Board would consider adding it to RFPs going forward, not to be a burden but to create some aspect as sustainable or green.

Commissioner Boylston stated that at the Green Market on Saturday, hopefully Compass would have a booth and tent to hand out Oreos for Halloween and as part of the Proud Parent campaign through Oreo. He stated he would be present handing out Oreos and information on supporting the LGBTQ+ community.

Ms. Jadusingh noted she would pursue confirming with Compass.

Deputy Vice Chair Gray asked for an update on lobbying in Tallahassee, whether the City had hired a lobbyist and whether funding for Pompey Park was on the agenda. She asked Ms. Jadusingh to follow up to ask if the City would be willing to include CRA issues in their lobbying efforts.

Chair Johnson stated she did not believe the City had received an update from the previous lobbyist they had hired and asked that Ms. Jadusingh follow up.

Commissioner Petrolia asserted she would also follow up with the City Manager regarding lobbyists on behalf of the City. She stated she knew things had changed quite a bit, and she didn't know how meeting would be planned due to COVID-19.

Continuing, Commissioner Petrolia stated the Green Market has an ability to offer a rotating group of tents now to address past issues with new vendors not being able to get into the market. She said she believed that was a positive thing and a way to keep things interesting.

Commissioner Petrolia thanked Mr. Doody for his service all these years, and for keeping the Board up to date on things happening legally. She stated she appreciated it and wished him the best of luck.

Chair Johnson thanked everyone for the vigorous, civil, and informative discussions. She stated they all had desires, and she hoped they could move forward as one body.

Chair Johnson thanked Mr. Doody for all of his input and stated the Board looks forward to working with Ms. Phan. She thanked staff for their efforts throughout COVID-19.

10. Adjournment

There being no further discussion, the meeting was adjourned at 5:53 p.m.

Renee Jadusingh, Executive Director

Shirley Ervin Johnson, Board Chair