



CRA Board Regular Meeting Minutes  
Tuesday, August 31, 2021 – 4:00 p.m.  
Arts Warehouse  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh  
Tracy Waterlander  
Ivan Cabrera

Lori Hayward  
Alexina Jeannite  
Nikki Temple

Kim N. Phan, Esq.  
Tara Toto

**OTHERS PRESENT:**

DJ Doody

Dr. Chris Harvey

Dr. John Harvey

**1. Call to Order**

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

**2. Roll Call**

**CRA Board Members Present:** Chair Shirley Ervin Johnson, Vice Chair Angie Gray, Commissioner Ryan Boylston, Commissioner Juli Casale, Commissioner Adam Frankel, and Commissioner Shelly Petrolia.

**Absent:** Commissioner Kelsey Cordell Brooks.

**3. Approval of Agenda**

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

**4. August PowerPoint Presentation**

Included for information only.

**5. Staff Reports**

**a. Monthly Work Plan Report**

**b. Arts Warehouse Report**

- c. **Funding Assistance and Community Engagement Report**
- d. **Property Management Report**
- e. **Social Media Report**

Included for information only.

## 6. **Public Comments on Agenda and Non-Agenda Items**

Vera Woodson shared documents related to the container project on West Atlantic Avenue and spoke regarding her interest in making the project aesthetically pleasing. She noted there was a round container in the renderings as requested by Vice Chair Gray, then discussed names, colors, and stated she looked forward to the public meeting.

Todd Lherrou, 830 Kokomo Key Lane, thanked the Board on behalf of AC Delray Rush for approving the budget line item for the re-sodding project. He discussed the park and stated the park helps to support the neighborhood. He asserted the minority community in the area had suffered just as much as the NW/SW neighborhood and he appreciated it being included.

## 7. **Presentations**

### a. **Greater Mt. Olive Baptist Church – Johnson Center Development**

Dr. Chris Harvey gave a *PowerPoint* presentation on redevelopment of the Greater Mt. Olive Baptist Church – Johnson Center. He discussed the history of the church, leadership, purpose of the project, and scope. Dr. Harvey proposed a P3 partnership with the objective to develop a multi-level parking structure, create Workforce housing, and build a community center.

Chair Johnson stated the CRA had tried hard to do something monumental in developing the NW/SW and having the residents and property owners in the neighborhood being empowered to develop themselves was a positive. She asked the Board to give staff permission to discuss the proposal with Mt. Olive with the idea that this would be the jumpstart and community buy-in needed.

Vice Chair Gray stated everyone had a lot of questions, but noting those were premature, she did not have an issue with Ms. Jadusingh sitting down with the pastors to discuss the proposal.

Chair Johnson asserted the pastor of Greater Mt. Olive had been a model in the community and discussed their property ownership. She stated the relationship with the neighborhood could be greatly improved by the partnership.

Renee Jadusingh, CRA Executive Director, stated she had spoken with Senior Pastor Lenard C. Johnson on two (2) occasions about their interest in developing the property and provided the Church with the CRA's funding assistance programs. She explained the Florida Statute

defines what is allowed and not allowed in P3s, but the CRA also has a number of programs available.

Vice Chair Gray asked Dr. Harvey if he knew what they were asking of the CRA.

Dr. Harvey stated they did not yet know but were asking to start the conversation and were still putting together the details.

Vice Chair Gray asserted the CRA was already partners with Mt. Olive on the parking lot, and asked Dr. Harvey to explain the partnership and its location on the map he had provided in his presentation.

Dr. Harvey explained the location.

Ms. Jadusingh stated the agreement was that the Church owns the land, and the CRA maintains the parking lot as public parking.

Chair Johnson asserted the main thing she wanted to emphasize was that the CRA had not been able to do it yet, facing community push-back instead of buy-in, and this project might be the way to change that. She stated there may be other non-profits that could follow.

Discussion ensued regarding P3 opportunities and restrictions.

Dr. Harvey asked for clarification on ownership in P3 situations as discussed in the June CRA Workshop.

Commissioner Petrolia stated based on that conversation, the CRA would not be able to bring a P3 to a property they do not own.

Chair Johnson asserted she had heard otherwise. She stated there were all kinds of different arrangements, and it was going to be up to Ms. Jadusingh. She noted she hoped that Ms. Jadusingh would be open to possibilities and stated there were examples all over.

Ms. Jadusingh referenced Florida Statute 255.065 and stated that was what the CRA would follow.

Commissioner Casale asked if the CRA could get into a P3 partnership with the Church if they were willing to give the CRA the property.

Ms. Jadusingh confirmed.

Commissioner Casale stated she realized that was a big ask, but it might be the best solution to get something spectacular done there. She added she was not saying they should do so,

but that would be a situation where the Church could step in front of the CRA and have something and substantial and doable.

Chair Johnson argued that was not necessarily so and stated she did not want to get into details at this time.

Ms. Jadusingh asserted the government entity either had to own the property, or it had to be given to them in some fashion.

Chair Johnson stated there had to be some type of arrangement, and she was saying not necessarily ownership. She asserted the needs of the City were Workforce housing and parking, and that this location was within 350 feet of the tennis center. She asserted there were a number of opportunities.

Commissioner Casale stated it was a great discussion point and thanked Dr. Harvey for bringing it forward.

Dr. John Harvey added that he was excited for the conversation and discussed projects in other communities. He asked that the CRA consider perception when reviewing opportunities.

## **8. Consent Agenda**

- a. July 15, 2021 – Workshop Meeting Minutes**
- b. July 15, 2021 – Regular Meeting Minutes**
- c. CRA Financial Report – June 2021**
- d. Second Amendment to Employment Agreement for the Executive Director**
- e. Site Development Assistance Funding – Little Wyld, LLC (157 NE 2<sup>nd</sup> Street) for an Amount Not to Exceed \$11,900.**
- f. Site Development Assistance Funding – Moon and Flower Coffeehouse, Tea, and Apothecary (1201 North Federal Highway) for an Amount Not to Exceed \$21,835.20.**
- g. Paint-Up & Signage Funding Agreement – Mt. Olive Baptist Church of Delray Beach, Inc. (40 NW 4<sup>th</sup> Avenue).**
- h. First Amendment to Paint & Signage Funding Agreement – Advanced Chiropractic of South Florida, LLC**
- i. Modification to Rent Subsidy Program Guidelines**
- j. Second Amendment to Rent Subsidy Funding Agreement – Apex Insurance & Investment Group, LLC**

- k. **First Amendment to Rent Subsidy Funding Agreement – Premier Virtual, LLC**
- l. **Revised Rent Subsidy Agreement – Corner Office Delray, LLC**
- m. **Ratify Second Amendment to the Ground Lease Agreement with Hatcher Construction & Development, Inc.**
- n. **Approve Fourth Amendment to the Original Agreement with BeeFree, Inc. D/B/A FreeBee for Point-to-Point Transportation Services**
- o. **Award of Bid for Invitation to Bid 2021-04 – Historic Wellbrock House Renovation Project**
- p. **Award of Request for Qualifications: CRA No. 2021-01 for Professional Architectural & Engineering Services for a Commercial Redevelopment Project (NW 600 Block of West Atlantic Avenue)**
- q. **A-Guide Funding Agreement FY2021-22 – Delray Beach Creative City Collaborative, Inc. (Arts Garage)**
- r. **A-Guide Funding Agreement FY2021-22 – Greater Delray Beach Chamber of Commerce, Inc.**
- s. **A-Guide Funding Agreement FY2021-22 – Delray Beach Historical Society, Inc.**
- t. **A-Guide Funding Agreement FY2021-22 – Delray Beach Library Association, Inc.**
- u. **A-Guide Funding Agreement FY2021-22 – Expanding and Preserving Our Cultural Heritage, Inc. (Spady Museum)**

**Motion** by Commissioner Petrolia seconded by Commissioner Casale, to approve the Consent Agenda as presented. In a roll call vote, the **motion** passed (6-0).

## 9. Old Business

None.

## 10. New Business

- a. **Appoint a Member of the Board to the Position of CRA Deputy Vice Chair**

**Motion** by Vice Chair Gray seconded by Commissioner Petrolia, to appoint Commissioner Casale as Deputy Vice Chair of the CRA Board. In a roll call vote, the **motion** passed (6-0).

- b. **Discussion – Rev. J.W.H. Thomas Jr. Park – New Playground Equipment**

Chair Johnson stated in full disclosure, Rev. J.W.H. Thomas Jr. came from her father's neck of the woods in Georgia.

Ms. Jadusingh explained the CRA had received funds from the Solid Waste Authority in 2020 to redo the landscaping of the park, which is owned by the CRA, and when they started looking at the landscaping with Parks and Recreation, they became interested in updating the playground equipment.

Ms. Jadusingh shared options for improving the playground equipment, noting it was a pocket park and would be aimed at younger children. She discussed two (2) options with estimated costs of \$141,785.59 and \$86,342.85. Ms. Jadusingh pointed out both proposals would have shade structures. She asked for Board input on the options and whether it should be considered at this time.

Commissioner Petrolia asked if there was anything in the City's budget with Parks and Recreation to do anything at this park.

Ms. Jadusingh responded there was not, as it was owned by the CRA. She stated Parks and Recreation does the maintenance.

Commissioner Petrolia asserted she was in favor of doing the equipment upgrade at the same time as the landscaping. She stated she would be comfortable with either if it is in the budget.

Ms. Jadusingh stated she would speak with Parks and Recreation about long term maintenance, as the older equipment was easier to maintain. She noted she would check if the maintenance could be incorporated into an existing beautification interlocal agreement with the City.

Commissioner Casale asserted option one (1) looked as though it served a larger age range, so she would go with that.

Ms. Jadusingh stated additional pieces could be added in the future.

Chair Johnson encouraged the Board members to discuss with Ms. Jadusingh what was happening with this park in the past. She stated the CRA needed to be more vigilant with its relationship with the City.

Commissioner Casale asked that a plaque be added that said the playground was provided by the CRA.

Ms. Jadusingh stated staff wanted to start branding things, and shared stickers which were recently printed.

Vice Chair Gray added that she thought it wonderful the CRA was redoing this park, because it was not really being utilized right now. She stated there would be a lot of families enjoying that park and asked for benches, so parents had somewhere to sit while watching their children.

Ms. Jadusingh agreed to look at incorporating the suggestion in the plan.

**Motion** by Commissioner Boylston seconded by Commissioner Casale, to approve option one (1) for new playground equipment at Rev. J.W.H. Thomas Jr. Park. In a roll call vote, the **motion** passed (6-0).

## 11. Other Business

### a. Comments by Executive Director

Ms. Jadusingh congratulated the new Vice Chair and Deputy Vice Chair on their appointments. She shared updates on CRA participation in community activities, including the Back 2 School Give-A-Way backpack drive where students received a backpack filled with school supplies. She stated the Green Market would be starting up in October and would now be able to accept SNAP benefits. She noted work is ongoing to bring in the Fresh Access Bucks program, which would double SNAP funds at the market.

Ms. Jadusingh discussed the new exhibit at the Arts Warehouse, and recapped prior exhibits and workshops at the gallery, as well as an appearance on Delray Morning Live. She shared the success of the Sunset Splash at Pompey Park Pool and stated staff would like to bring it back every summer. Continuing, Ms. Jadusingh shared images from virtual ribbon cuttings the details of the second virtual job fair with Premier Virtual, and an update on the ongoing Delray Senior Resource Center.

Ms. Jadusingh shared two (2) positions are currently available with the CRA, including Community Liaison and Program Assistant. She discussed vaccinations at CRA events and discussion ensued regarding vaccination opportunities.

Chair Johnson asked that anyone with a location or event that can accommodate a vaccination clinic contact the Fire Department. She congratulated CRA staff members Kim Phan and Christine Tibbs on the births of their babies.

### b. Comments by Board Attorney

None.

### c. Comments by Commissioners

Commissioner Frankel wished his niece Addison a happy ninth birthday.

Vice Chair Gray offered her condolences to Commissioner Brooks and to Reverend and Mrs. Johnson and the Mt. Olive Church on their recent losses.

Vice Chair Gray stated this month is Black Business Month and asked that it be incorporated in to programming next year. She noted the text messages from the CRA are great and asked about putting up CRA banners in more locations.

Commissioner Casale shared in Vice Chair Gray's condolences and wished Commissioner Frankel's niece a happy birthday. She thanked the CRA staff and Board for everything accomplished at the meeting and stated she was proud.

Commissioner Petrolia and Commissioner Boylston added their condolences to all those experiencing loss during these terrible times.

Chair Johnson joined in the condolences and stated the community is greatly affected. She thanked staff for their hard work and stated a lot of people don't appreciate the work that goes into running a CRA. She noted she was excited to work with Mt. Olive to eliminate slum and blight in the City. Chair Johnson cheered tennis player Coco Gauff for her performance at the next level. She encouraged Gauff's name be plastered all over.

## **12. Adjournment**

There being no further discussion, the meeting was adjourned at 4:52 p.m.

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Renee Jadusingh, Executive Director

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Shirley Ervin Johnson, Board Chair