



CRA Board Meeting Minutes  
Tuesday, February 12, 2019 – 1:30 p.m.  
City Commission Chambers – 100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**STAFF PRESENT:**

Jeff Costello	David Tolces	Teresa Hadjipetrou	Joan Goodrich
Caryn-Gardner Young	Renee Jadusingh	Lori Hayward	Elizabeth Burrows
Carter Roush	Patrick McCullough		

**OTHERS PRESENT:**

Evelyn Dobson	Ernestine Holiday	Michael Corbett	Pauline Moody
Neil Schiller	Daniel Rose	Ferline Mesidort	

**1. Call to Order**

Chair Petrolia called the meeting to order at 1:30 p.m.

**2. Roll Call**

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

**3. Approval of Agenda**

**Motion** by Vice Chair Johnson, seconded by Commissioner Frankel, to table Item 8A, Northwest/Southwest Neighborhood Identification Signs. The **motion** passed unanimously (7-0).

Vice Chair Johnson stated the Executive Director needed to do additional study before bringing the item to the Board. She asked that he meet with the Commissioners individually before bringing the item back.

In response to a question from Commissioner Boylston, Vice Chair Johnson said she did not want public discussion on the topic at this time.

**Motion** by Deputy Vice Chair Gray, seconded by Commissioner Boylston, to approve the agenda as amended. The **motion** passed unanimously (7-0).

#### **4. Approval of Minutes**

##### **a. December 11, 2019 Workshop Meeting Minutes**

**Motion** by Deputy Vice Chair Gray, seconded by Vice Chair Johnson, to approve the minutes as printed. The **motion** passed unanimously (7-0).

##### **b. December 11, 2019 Regular Board Meeting Minutes**

**Motion** by Commissioner Frankel, seconded by Vice Chair Johnson, to approve the minutes as printed. The **motion** passed unanimously (7-0).

##### **c. January 29, 2019 Special Board Meeting Minutes**

**Motion** by Commissioner Frankel, seconded by Vice Chair Johnson, to approve the agenda as printed. The **motion** passed unanimously (5-0).

#### **5. Public Comments on Non-Agenda and Consent Agenda Items**

None.

#### **6. Presentations**

##### **a. Delray Beach Community Land Trust**

Evelyn Dobson, CEO of the Delray Beach Community Land Trust (DBCLT) presented an update on the activities of the organization through December 31, 2018. She reviewed the list of properties and contracts in place.

Ms. Dobson stated the 2017-2018 annual audit will be completed by March, and the CRA Board will receive a copy with the A-Guide application.

Deputy Vice Chair Gray asked Ms. Dobson to explain for the record how the DBCLT builds wealth.

Ms. Dobson stated the Florida Housing Coalition has put out a report on this subject, which the Board will also receive. She gave a brief overview of the equity an owner can build in a DBCLT home, which puts people in a position to save money over time by lowering housing costs.

Commission Boylston said it is building wealth, just not in the traditional way people think of where you buy a home and sell it for money.

Vice Chair Johnson stated she would like to commend Ms. Dobson on her 13 years of service and stated there is no one in the area who knows the subject like Ms. Dobson does. She said she wasn't always a believer, but she now understands the model works.

Ms. Dobson said everyone should feel good about the partnership, which is a definite model for others.

## **b. Office of Economic Development – Career Cottage Update**

Joan Goodrich, Director of the Office of Economic Development, gave an update on the Career Cottage, beginning with a background on the history of the program. The project began in 2015 and opened on January 18, 2018 as part of the Historic 5<sup>th</sup> Avenue improvement plan.

Ms. Goodrich outlined the lease held by the Career Cottage, which gives approximately \$22,000 in rent reduction benefits in exchange for services to the community. Those rent requirements of the Career Cottage include:

- Quarterly reports
- On demand local workforce, labor market, and unemployment reports
- Local job hiring and trade fairs
- Delray Beach Career Expo
- Workforce roundtables
- “How to Hire” employer workshop expo

Michael Corbett presented first year numbers for the Career Cottage, as outlined in the Annual Report. Mr. Corbett stated the program served 1,641 individuals, with 496 individuals being placed in positions, a rate of 30 percent. The top zip codes using the Career Cottage on a regular basis were 33444, 33445, and 33484. A total of 2,231 job orders were received from area businesses.

In response to a question from Vice Chair Johnson, Mr. Corbett said he would give the Career Cottage and its accomplishments in the first year a grade of B.

Vice Chair Johnson stated she disagreed. She said she reached out to Ms. Goodrich and would like to meet with Mr. Corbett as well rather than take the time of the Board, but if she were to give them a grade, it would be a D Minus.

In response to a question from Mr. Corbett, Vice Chair Johnson explained the reason for the grade would be that she has met with a number of people who have tried to use the Career Cottage services and had an unwelcoming experience. She said the program has a lot of work to do.

Deputy Vice Chair Gray said she drives by frequently, and has watched the Career Cottage, trying to figure out who is utilizing the services. She stated the location hasn't done what it was expected to do with foot traffic in its prime business location.

In response to a question from Deputy Vice Chair Gray, Mr. Corbett stated he couldn't provide individual private information on job seekers or companies, but the numbers in the report are correct. He said there are currently 750 open jobs across Palm Beach County and the unemployment rate is at about three (3) percent.

The Board discussed the zip codes tracked in the program, and which were Delray Beach.

Commissioner Bathurst asked for a breakdown of the numbers by zip code in the future, as the results would be read differently depending what piece of the total was a result in a Deerfield Beach zip code.

Ms. Goodrich said she has heard what the Commissioners have heard, and agreed that a better job could be done of setting expectations as people walk in. She referenced secret shopper work that was done, and said gaps are being addressed moving into 2019.

Continuing, Ms. Goodrich stated people who were not "work ready" are not currently being served well, and programming is needed to assist. She noted that the intention with the three (3) year lease was that this important CRA property was utilized as one step to bringing services to the community.

Commissioner Bathurst asked for clarification on the breakdown of services people are using at the Career Cottage and asked what percentage of people are not job ready.

Mr. Corbett stated those numbers are not being tracked, but a program to assist youth and young adults in getting ready for the workforce was recently launched.

Vice Chair Johnson asked how many of the items within the lease requirements the Career Cottage fulfilled in its first year.

Ms. Goodrich went over the list, reviewing the ways each item was met over the year, and comparing the results to the original program goals. She said the program acknowledges that they are new to the community and need help with outreach.

Commissioner Boylston said he was familiar with the program and has watched it closely. He said he would like to see some testimonials and faces in future reports, and stated he is excited to see the future of this program, as well as to see it paired with the full-service center that is expected to be in place in three (3) years.

## **7. Consent Agenda**

**a. CRA Financial Report – October 2018**

**b. CRA Financial Report – November 2018**

**c. CRA Monthly Progress Report – January 2019**

**d. Clean and Safe Program Monthly Report – December 2018**

#### **e. Curb Appeal Grant – 425 SW 3<sup>rd</sup> St. (Jones)**

**Motion** by Commissioner Frankel, seconded by Commissioner Bathurst, to approve the Consent Agenda. In a roll call vote, the **motion** passed unanimously (7-0).

### **8. Old Business**

#### **a. Discussion – Northwest/Southwest Neighborhood Identification Signs**

Item tabled at beginning of meeting.

#### **b. Update – Carver Square and Carver Isle Workforce Housing Developments**

Patrick McCullum, Project Manager for the CRA, gave an update on the Carver Square and Carver Isle Workforce Housing Developments.

Mr. McCullum stated Carver Square was redesigned based on Board comments made at the November 13, 2018 meeting, and the design and construction document process is moving forward. Drawings are scheduled to be complete by the end of June.

In reference to Carver Isle, Mr. McCullum stated design work is about 80 percent complete. Drawings for individual houses are scheduled to be completed by the end of February. Mr. McCullum said the intent is to construct all houses in a single phase.

Chair Petrolia opened a public hearing on the item, however there being none to speak, she closed the public hearing.

Chair Petrolia asked for an update on the renderings for Carver Square, stating there was previously a huge disconnect between what the Board envisioned and what was expected.

Mr. McCullum pointed the Board to additional designs in their packet.

The Board discussed the drawings which were presented in November, and the style of the project.

Vice Chair Gray asked for clarification on how the Carver Isle houses would be built, and whether a letter of intent process could be used.

Mr. Costello stated the CRA is moving forward with an RFP specific to the site.

Board Attorney David Tolces explained the letter of intent, and the process that would need to be followed if one was received. He stated letters of intent are typically unsolicited and the CRA could specifically indicate its objectives with an RFP.

In the meantime, Mr. Costello said, the CRA will identify what portion of the cost it will absorb to make the housing more affordable. He said updated construction costs will be available this month.

Vice Chair Gray asked why the project was taking so long, when it has been done before with other projects.

Mr. Costello explained the work that is being done at this time, preparing for the project to be shovel ready. He said one (1) item that will need to be addressed is the amount of subsidy, as different numbers have been used by the City, County, and CRA, and that discussion will be held in March.

## 9. New Business

### **a. Third amendment to the agreement between Currie Sowards Aguila Architects, Inc, and the Delray Beach CRA for additional architectural services for the Old School Square Center for the Arts Campus and Park Master Plan in an amount not to exceed \$189,350.**

Mr. Costello stated this item related to a capital improvement program in the budget, which is earmarked to start the first phase of the Old School Square masterplan process. He said the consultant was selected in 2016 through an RFQ (Request for Qualification), but there was no funding in 2018 for design, so the project was tolled. He noted the property on the national registry, so it will require Historic Preservation Board approval.

Chair Petrolia opened a public hearing on the item, however there being none to speak, she closed the public hearing.

Vice Chair Johnson asked for clarification on the amount of the contract.

Mr. Costello said in 2016 the consultant was selected for the master plan process, and \$90,000 was spent.

Commissioner Bathurst stated an incredible amount of work has been put in to get to this point, and it was deemed a priority at that time, so he would like to see it continued.

Commissioner Boylston said he liked the concept of taking small bites out of the larger project.

**Motion** by Commissioner Frankel to approve Item 9A.

Chair Petrolia stated she is hesitant, not because she doesn't think it is important, but because she is concerned funding the project will take away from areas the CRA has been asked to focus on. She said she understands the lighting and exterior needs work, but she felt it should be tolled.

Commissioner Boylston stated he feels a majority of funds, not all funds, should be going to the focus areas, and he thinks 5 or 10 percent needs to go into improving the cultural center of the downtown.

Deputy Vice Chair Gray asked if the item should be tabled until after the goal setting meeting in March.

Commissioner Bathurst stated when you look at how long these things take, it is still going to be a while, so he doesn't mind tabling it until after goal setting, but he thinks it needs to move forward. He said this project was incredibly vetted, and he wasn't sure a project had ever had more meetings than this one.

Mr. Costello clarified what phase one (1) included. He said the direction in the master plan was to move forward in phases, beginning with the area west of 1<sup>st</sup> Avenue and the perimeter of the block except the amphitheater, which would be phase three (3). He noted the area is very dark and has connectivity issues.

Mr. Costello said the funding of the project could be discussed during the goal setting conversation if the Board preferred, and it may be that debt service options are needed.

In response to a question from Vice Chair Johnson, Mr. Costello confirmed that the water feature would be included in phase two (2).

Deputy Vice Chair Gray asked if grant funding had been explored.

Mr. Costello stated grant applications often require more detailed plans but that they could be explored.

Chair Petrolia commented on the traffic pattern indicated in the master plan and suggested an adjustment.

Commissioner Frankel withdrew his motion.

**Motion** by Deputy Vice Chair Gray, seconded by Vice Chair Johnson, to table Item 9A until after the goal setting meeting. In a roll call vote, the **motion** passed unanimously (7-0).

#### **b. Fifth amendment to the Interlocal Agreement between City and CRA – Streetscape Beautification Landscape Maintenance**

Mr. Costello gave background information on the Interlocal Agreement calling for streetscape improvements.

Mr. Costello referenced the Commissioners to a report in their packet regarding maintenance issues. He said based on the agreement, an increase in funding was needed from \$75,000 to \$100,000.

Chair Petrolia opened a public hearing on the item.

**Evelyn Dobson**, pointed out streetscape improvements that directly impacted the Atlantic Park Square project (SW 14<sup>th</sup> Avenue) were not included on the map, and have been maintained by the DBCLT since 2008. She stated she thought that area should be included in the maintenance plan, per the original agreement.

Chair Petrolia closed the public hearing.

Mr. Costello said the other streetscape improvements were projects installed by the City and the CRA provided funding for maintenance. He said the property on SW 14<sup>th</sup> Avenue referenced by Ms. Dobson was a lesson learned, as no irrigation was installed at the time and the adjacent properties were to provide irrigation. He agreed that the DBCLT had been maintaining the streetscape since Atlantic Park Square was constructed.

Deputy Vice Chair Gray asked if the Board was going to do something about that.

Mr. Costello stated if it was the desire to include it, it could be added to the maintenance list. He did not believe additional money would be required.

Deputy Vice Chair Gray said the Board members had all received photos and complaints about the state of the area, and she thought it should be included.

Mr. Costello stated this was an ongoing concern that the CRA was spending sometimes millions of dollars on structure improvements, and they were not being maintained. He noted an issue on 12<sup>th</sup> Ave. was currently being worked on.

In response to a question from Deputy Vice Chair Gray, Mr. Costello agreed to provide an update on the 12<sup>th</sup> Ave. improvements at a future meeting.

Deputy Vice Chair Gray said she understood that it is costly to maintain but wondered if there were materials that could be looked at for areas that are not being watered.

Mr. Costello stated that was a challenge. Currently, in new projects where streetscape improvements are being installed, they are putting in irrigation nodes, but it is difficult to control if a property owner will irrigate the swale.

Deputy Vice Chair Gray asked about the area on Swinton Ave. which did not look maintained.



Mr. Costello said he would have to investigate the particular issue in that area. He stated he was not sure if there was proper irrigation available, but it might be addressed in the upcoming Swinton Ave. project.

Chair Petrolia stated she would recommend that any time a beautification project is being done, that if there is not going to be proper watering, the CRA should not do it.

In response to a question from Commissioner Brinson, the Board discussed that parking on the swales was an issue for Code Enforcement, and residents should contact that department.

Vice Chair Johnson said she would like to add her voice to those who were displeased with the program. She stated the CRA and the City, in its efforts to beautify, had not implemented maintenance well. She referenced various areas of the City which were not cared for.

Continuing, Vice Chair Johnson stated she was recently a participant in the Southwest neighborhood cleanup, and she felt they should be ashamed of themselves. She said they needed to stop paying contractors who did not do their jobs.

Vice Chair Johnson noted she would be voting against the contract because she didn't think the due diligence had been done and negligence was occurring.

**Motion** by Commissioner Boylston, seconded by Commissioner Frankel, to approve Item 9B. In a roll call vote, the **motion** passed (6-1). Vice Chair Johnson voted no.

### **c. Modification to Curb Appeal Residential Improvement Program Guidelines**

Elizabeth Burrows presented the guideline modification and gave a brief background. She stated the program is funded at two (2) levels, 100 percent and 50 percent, with a requirement on the full grant that the property be owner occupied and the owner have an income not to exceed 100 percent of the area median income.

Ms. Burrows said the CRA received a request to increase the maximum to 140 percent, which would match other workforce initiatives and expand the eligibility of the program. She said staff is recommending approval.

Chair Petrolia opened a public hearing on the item, however there being none to speak, she closed the public hearing.

**Motion** by Deputy Vice Chair Gray, seconded by Commissioner Frankel, to adopt Item 9C. In a roll call vote, the **motion** passed unanimously (7-0).

#### **d. Interlocal Agreement between the City and CRA for FY 2018-19 Curb Appeal Residential Improvement Program**

Ms. Burrows stated the ILA had changed quite a bit over time, so a new agreement was being proposed rather than an amendment. She pointed out staff is requesting administrative approval to utilize funds for the Rock the Block program each year up to \$15,000.

Chair Petrolia opened a public hearing on the item, however there being none to speak, she closed the public hearing.

Commissioner Brinson asked how the program works for the elderly, and whether there was anyone to walk them through the process.

Ms. Burrows stated City staff administers the program on behalf of the CRA, specifically because sometimes when someone comes in to apply for the program, they might be able to leverage other programs, as well.

Commissioner Brinson stated someone needs to sit there with applicants and walk them through.

Ms. Burrows said staff is always looking for feedback to help meet the needs of the public.

Vice Chair Johnson asked if there has been any analysis of how the City is managing the program. She said she knows the Neighborhood Services Division tries hard but is limited. She asked if the program was being made more difficult and asked what staffing can do to help.

Ferline Mesidort, Neighborhood Services Division, stated the staff is capable of walking individuals through the application process and will also ask if they have family members available to help.

Continuing, Ms. Mesidort stated the program is unique in that applicants don't have to have homeowner's insurance coverage. She added that a few years ago, staff requested to expand the program to include roof repair, because it would allow people to get the roof repaired and then get insurance, allowing them to apply for other programs.

Ms. Mesidort said staff is more than willing to sit with applicants while they do the application, but they can't do it for them.

Vice Chair Johnson stated there may be other issues and fears surrounding signing paperwork regarding their house.

Deputy Vice Chair Gray referenced requests through the Facebook page to help residents build generational wealth by adding on to their current home and asked if there is a program in place that provides that sort of assistance.

Ms. Mesidort stated there are not current City or CRA programs that would be available for additions. She said the Curb Appeal program is for existing property only.

Deputy Vice Chair Gray said that information needs to get out into the community, because citizens are discussing the responsibility of the CRA to help people add on, but there is clearly confusion on what is available.

Chair Petrolia stated she appreciated Deputy Vice Chair Gray bringing the subject up, because the Board is getting pushback under the impression that it is a matter of the current Board not being willing to help. She repeated that there has never been CRA funding available to add on to a home or create an addition to a home for the purpose of building wealth.

Ms. Mesidort said that was correct, and staff could work on increasing marketing to get that word out to the community.

**Motion** by Commissioner Boylston, seconded by Deputy Vice Chair Gray, to adopt Item 9D. In a roll call vote, the **motion** passed unanimously (7-0).

#### **e. Request for Proposals – SW 600-800 Blocks West Atlantic Avenue Properties**

Chair Petrolia stated she asked that this item be added to the agenda, because at the close of the January 29 meeting regarding the RFP for the SW 600-800 Blocks West Atlantic Ave., it was realized that the Board neglected to choose a second choice.

In addition, Chair Petrolia asked if any of the Commissioners had been contacted by the Board's legal counsel regarding her concerns after the meeting.

The consensus among the Board was that they were not contacted. Commissioner Boylston stated he initiated a call to Board Attorney DJ Doody.

Chair Petrolia stated this was problematic, as the media was reporting the Board would not have accepted the bid it did if not for an item that they were not allowed to consider, the forgiveness of \$13 million, and she was concerned there was potential of an aggrieved party taking legal action.

Mr. Tolces stated he does not feel anything the Board had done was improper or inconsistent with the RFP. He said it is always possible an aggrieved party will come forward and have issues and protest, and at that point in time the Board would have to consider the protest.

Chair Petrolia said she does not want to end up in a situation where down the line, property is tied up in legal issues.

Mr. Tolces stated he was not aware of anything at this point in time that would cause the property to become tied up.

Chair Petrolia asked if a quote printed following the meeting of “This will be the first thing that comes off the table” (when asked about the \$13 million) from one of her colleagues on the Board would be an issue.

Mr. Tolces stated you can only rely on what is stated at the meetings.

Commissioner Bathurst said the quote was him, and it was made before the vote.

Chair Petrolia said she is concerned, because if they move forward with the decision as it was made and don't address it, an aggrieved party coming in later could hold the project up for years. She stated she was unable to bring the matter back up because she was not on the prevailing side of the vote, but she was recommending that the original decision be thrown out and brought back in 30 days.

Renee Jadusingh, Assistant Director of the CRA, stated the bid protest period for the RFP was five (5) days from January 29.

Commissioner Bathurst stated he put his comments into perspective by stating they were made ahead of the vote while looking at all of the options, prior to speaking to any of the developers during the meeting. He said with any of the proposals that were approved, the CRA would be trying to negotiate a better deal, and that was the point of what he told the reporter.

Commissioner Boylston asked Mr. Tolces for an opinion.

Mr. Tolces first addressed Chair Petrolia's question, and said the Board has a right to reconsider a vote at the request of someone on the winning side. Absent that, he said the CRA will continue with the negotiation.

Chair Petrolia asked if it was a concern that items outside of what was allowed in the presentation were allowed on the dais, commenting that the sitting legal counsel at the time stated during the meeting that items outside the proposals could not be considered.

Continuing, Chair Petrolia stated there were other proposers that wanted to change their proposals, and the Board said they absolutely could not, so she does not understand how that was allowed to be seen and potentially considered.

Mr. Tolces said the important words were potentially considered, as he does not know what was in any individual's mind when they voted. He stated he agreed with Mr. Doody that items outside of the proposal should not be considered, but the decision that needed to be made is when the agreement is presented at the end of the 60 days.

Commissioner Boylston pointed out every presentation had items outside of their proposals.

Mr. Tolces stated that on behalf of Mr. Doody and himself, the Board made a proper motion to go ahead and negotiate. He said at the end of that negotiation process, if the

Board chooses to vote down the proposal and go with another firm, that is their prerogative.

Chair Petrolia said she was hoping Mr. Doody would have presented in advance of the meeting the concern to each of the Board members, so they had time to consider it ahead of time.

Commissioner Boylston said they should defer to legal counsel on the matter.

Chair Petrolia said she also had a conversation with Mr. Doody, and disagreed. She restated concerns with the bid process and produced case law.

Mr. Tolces addressed the case law produced and stated it addressed a different process. He said he would ask that the Board reconsider the vote now or let the legal team continue with the negotiations and then the Board could decide at the end of 60 days on whether to approve that proposal or not.

Mr. Tolces stated from a legal perspective, he and Mr. Doody did not see any reason at this time to not carry on pursuant to the Board's original motion. He said if additional facts were discovered at a later date that opinion might change, but at this time there is nothing to suggest grounds for any legal challenge to the CRA with respect to the motion that was made on January 29.

Commissioner Bathurst stated just to make it clear, his thought process was to consider the proposal as stated.

Vice Chair Johnson said she would like to say that she understood Mr. Doody to say three (3) times during the meeting that information outside of the proposals could not be considered. She stated it was her opinion that other developers did not consider that this property was very much in need of developing. She said if there was a revote, she would not change her vote.

Commissioner Bathurst said he wanted to go back to the fact that these were comments from him, and he wanted to address them head on. He stated he thought there was still support from the dais for BH3.

Mr. Tolces stated he did not see any reason for a revote, and if that was not the choice of the Board, he would recommend they continue with selecting a second choice.

Chair Petrolia opened the item for public comment.

**Neil Schiller**, spoke representing BH3 and would be happy to discuss the legality surrounding the discussion after the meeting. He stated BH3 supports the selection of a number two (2) ranked firm and is confident they will come to an agreement. He noted noise out in the community does not serve anyone.

**Daniel Rose**, stated was formerly on the CRA Board but looked at the discussion as an outside party. He expressed concern with the bid that was voted on and approved

including free land to the developer, and with the CRA guaranteeing profit. He said the former CRA Board got in trouble for corporate welfare and asked that the negotiators watch for that issue.

**Ernestine Holiday**, said it seems to boil down to members of the CRA Board being determined that they are going to get Uptown Delray no matter what. She stated this was doing the community a discredit.

**Pauline Moody**, stated the CRA had too much going on. She said the City should be focusing on building homes and not trying to build outlandish properties for other people. She stated a Publix was a bad idea, and common sense needed to be used.

Chair Petrolia closed the public comment period.

**Motion** by Commissioner Frankel, seconded by Deputy Vice Chair Gray, to approve Uptown Delray as the second choice. In a roll call vote, the **motion** passed (5-2). Vice Chair Johnson and Commissioner Boylston voted no.

## 10. Other Business

### a. Comments by Commissioners

Commissioner Brinson stated when she first joined the Board, it was in her heart to make things better for her community and see people prosper. She said dissention and rhetoric and things like Commissioner Boylston posting the January 29 votes on Facebook was out of line.

Commissioner Boylston responded that the vote information was a public document, and there were questions coming to him as a City Commissioner and a Board member, so to ensure complete transparency, he shared them with the public.

Commissioner Brinson said she was not being paid to be on the Board and was doing it because she loved the community. She stated she was born in Delray Beach, and her 92-year-old grandmother has been on 11<sup>th</sup> Avenue since 1948, so her goal was what was in the best interest of the community. She expressed concern with private conversations and said she has been ignoring anyone who has called her.

Continuing, Commissioner Brinson stated she was here to do the right thing and wanted to put that out to the public. She said Board members could agree to disagree, but at the end of the day they were colleagues and should have each other's backs.

Commissioner Boylston pointed out that he voted for a revote at the January 29 meeting, even though it looked like it could make his motion fail, because of course they all have each other's backs. He said posting the public documents was simply in response to a large volume of questions.

Chair Petrolia stated it was chaotic who voted for what, and the public was confused, so having the documents out there helped to clear up those issues, but she did understand where Commissioner Brinson might have felt differently.

Chair Petrolia said she is not unhappy with the decision that was made, and she knows that they can all move forward informed.

Vice Chair Johnson commended the Board, stating it has been a difficult process, and she hoped people would be understanding of those on the Board. She said she would like see this project put Frog Alley on the Avenue.

Deputy Vice Chair Gray asked if the Chair could have input onto what went on the agenda to be sure things move forward in a timely manner.

**b. Comments by Board Attorney**

Mr. Tolces wished everyone a Happy Valentines Day and said it is always nice to be back in Delray Beach.

**c. Comments by Executive Director**

Mr. Costello stated he would like to quickly welcome Carter Roush to the CRA team as Communications and PR Coordinator.

**d. Comments by Staff**

None.

**11. Adjournment**

There being no further discussion, the meeting was adjourned at 3:46 p.m.

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Jeff Costello, Executive Director

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Shelly Petrolia, Board Chair