



CRA Board Meeting Minutes  
Tuesday, December 10, 2019 – 1:30 p.m.  
City Commission Chambers – 100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh	Danielle Arfin	DJ Lee	Tara Toto
Ivan Cabrera	Lori Hayward	Alexina Jeannite	

**OTHERS PRESENT:**

Montre Bennett	Christina Buckley	Emanuel Jackson	Kristin Alexa
Marcellus Johnson	DJ Doody		

**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, Commissioner Ryan Boylston, Commissioner Pamela Brinson, and Commissioner Adam Frankel.

**Absent:** Treasurer Bill Bathurst, Deputy Vice Chair Angie Gray

**3. Approval of Agenda**

Renee Jadusingh, CRA Executive Director, recommended an amendment to the agenda, adding the Workshop items to the agenda due to a lack of quorum at that meeting, as well as to move two (2) items to the January meeting.

**Motion** by Commissioner Boylston, seconded by Vice Chair Johnson, to approve the agenda as amended. In a roll call vote, the **motion** passed unanimously (5-0).

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

None.

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

Montre Bennett asked why public officials were engaging in back and forth with residents on social media, and questioned CRA projects such as parking garages and lights. He asked that all people come together for the greater good.

Christina Buckley distributed print-outs of social media conversations, calling Commissioners rude and threatening. She questioned the professional conduct of the community's leadership.

Emanuel Jackson presented a question regarding the contract with EJS, specifically the relocation plan outlined. He noted a plan for relocation is very important moving forward and noted it has not yet been received.

David Tolces announced he has taken an opportunity with another firm, and under Florida law, the Board can decide to remain with their current legal services provider or come with him to the new firm. He provided a brief history on his 12 years representing the Board and stated his new firm would give him a broader platform.

#### **6. Presentations**

##### **a. Discussion – Wayfinding Signage Designs**

Ivan Cabrera, CRA Redevelopment Manager, shared an update regarding the wayfinding signage designs. He noted the consultant and committee have decided on three (3) designs to present for feedback.

Kristin Alexa, Kimley Horn & Associates, presented the three (3) designs, which she called a historical option, classic option, and a wave theme.

Mr. Cabrera noted once a theme is chosen, the next steps will be to develop a full array of signs, including vehicular, pedestrian, parking lot, and gateway signage. The designs would then be presented to the CRA Board in January or February.

Chair Petrolia expressed a preference for color options that pop and do not fade into the background. She noted she gravitates toward the wave theme.

Commissioner Boylston asked what feedback has been provided by the steering committee.

Mr. Carbrera stated the committee liked the inclusion of the wave and historical tie-ins. He said there was variation in the color preference.

The Board and staff discussed color options.

Commissioner Boylston stated based on his experience, the sign element should feel like a part of the City, rather than pulling from one (1) item in the community. He noted a lot of Cities are moving away from the sign on a stick and getting more creative and expressed concern an expert was not engaged.

Ms. Jadusingh explained the prohibitive cost which had caused staff to move away from the idea of hiring an expert firm.

The Board discussed signage options and the number of signs to be erected.

Mr. Cabrera stated revisions to the current number of signs would be presented at a future meeting.

#### **b. Discussion – Point-to-Point Transportation Services with FreeBee – Service Update**

Mr. Cabrera provided an update on the point-to-point transportation service with FreeBee. He noted staff is pleased with the results, with ridership totaling 16,877 passengers making 9,234 total rides. He showed map data reflecting pickup and drop-off requests by area, as well as app downloads.

Continuing, Mr. Cabrera explained 120 local businesses have created app profiles, and 21 business deals are offered. He said the deals have been used 125 times so far.

Mr. Cabrera outlined the challenges which have been identified thus far, including app issues and waiting times, as well as next steps for the project.

Chair Petrolia stated she had received a number of requests for expanded service and asked what would be involved.

Marcellus Johnson, Operations Manager with FreeBee, provided information on expanding. He compared the project to a similar in Coconut Grove. He noted expansion would lead to increased waiting times during peak hours.

Commissioner Boylston stated he was glad the pilot program was done, and he was in support of expansion to serve as many people as possible. He asked what is being done to let people know the service is available.

Mr. Johnson explained marketing materials are being provided every weekend, including to the hotels, beach, restaurants, and schools.

Commissioner Boylston encouraged FreeBee to continue attending community events and putting the service in front of people.

Vice Chair Johnson noted CRA funds cannot be spent outside the CRA district and said the City will need to pick up any costs of expanding outside the district.

Chair Petrolia stated the FreeBee can't go on roads with a speed limit of 35 or higher. The Commissioners discussed the Connect as an option.

Commissioner Frankel said he had positive experiences, and appreciated the FreeBees not clogging up the main roads. He noted he had provided feedback regarding app issues and hoped they would be ironed out by the start of the season.

Commissioner Brinson stated she is excited to see FreeBee getting more involved in the community, and noted it was an asset.

In response to a question from Vice Chair Johnson, Mr. Cabrera provided an update on electric charging station operations at iPic.

Ms. Jadusingh asked for Board feedback on expansion of the program.

Commissioner Frankel stated the beach and Lake Ida would be the first places to look at.

### **c. Tentative CRA Board Meeting Schedule – January to May 2020**

Ms. Jadusingh presented a tentative schedule for upcoming CRA Board meetings, noting a consensus at the November meeting had moved the meetings to 4 p.m. She proposed holding the meetings on the fourth Tuesday of each month, with workshops planned for January and February prior to the meeting.

Proposed meeting dates:

- January 28 – 2 p.m. Workshop, 4 p.m. Regular Meeting
- February 25 – 2 p.m. Workshop, 4 p.m. Regular Meeting
- March 24 – 4 p.m. Regular Meeting
- April 28 – 4 p.m. Regular Meeting
- May 26 – 4 p.m. Regular Meeting

Ms. Jadusingh noted a goal setting session would be planned for April or May.

## **7. Consent Agenda**

### **a. CRA Monthly Work Plan Reports – November 2019**

### **b. Arts Garage 4<sup>th</sup> Quarter and Year-End FY 2018-19 A-Guide Report**

### **c. Delray Beach Community Land Trust 4<sup>th</sup> Quarter and Year-End FY 2018-19 A-Guide Report**

### **d. Delray Beach Historical Society 4<sup>th</sup> Quarter and Year-End FY 2018-19 A-Guide Report**

**e. Expanding and Preserving Our Culture and Heritage 4<sup>th</sup> Quarter and Year-End FY 2018-19 A-Guide Report**

**f. Delray Beach Public Library 4<sup>th</sup> Quarter and Year-End FY 2018-19 A-Guide Report**

**g. Old School Square 4<sup>th</sup> Quarter and Year-End FY 2018-19 A-Guide Report**

**Motion** by Commissioner Frankel, seconded by Vice Chair Johnson, to approve the Consent Agenda as printed. In a roll call vote, the **motion** passed unanimously (5-0).

**8. Old Business**

**a. Discussion – NW 600 Block of W Atlantic Avenue – Hatcher Construction & Development, Inc.**

Tara Toto, CRA Redevelopment Manager, presented an update on the status of the NW 600 block redevelopment for discussion. She explained the history of the lease agreement with Hatcher Construction & Development and discussion.

Jose Lopez, project manager, presented updated elevations for the project, noting they had utilized Board feedback in the redesign.

The Board discussed the revised designs.

Commissioner Boylston stated the design aligns more with what the Board was trying to achieve and said well done.

Chair Petrolia said the design would marry well with the surrounding area.

**9. New Business**

**a. Infrastructure Improvement Grant – 324 NE 3<sup>rd</sup> Ave**

Ms. Jadusingh stated an infrastructure improvement grant had been requested for 324 NE 3<sup>rd</sup> Ave, and the Board had agreed by consensus to fund up to \$250,000 for the project.

Vice Chair Johnson asked that the City not put up any more road blocks regarding the project, noting she was concerned about permits.

**Motion** by Commissioner Boylston, seconded by Commissioner Frankel, to approve the Infrastructure Improvement Grant for 323 NE 3<sup>rd</sup> Ave. In a roll call vote, the **motion** passed unanimously (5-0).

## **b. City of Delray Beach – Disparity Study – CRA Suggested Funding Level**

Chair Petrolia stated the proposal was for the CRA would be funding the Disparity Study at 20 percent, should the City decide to move forward.

Ms. Jadusingh provided background on the project, which was originally discussed at the May 2019 meeting. She noted an Interlocal Agreement would be brought before the Board once the City was ready.

Commissioner Brinson asked the time frame of the study.

Chair Petrolia explained the timeline would be up to the City Commission, however moving the CRA funding forward is a catalyst.

**Motion** by Commissioner Frankel, seconded by Commissioner Boylston, to approve the funding. In a roll call vote, the **motion** passed unanimously (5-0).

## **c. Discussion – Lease Renewal Request – Emanuel Jackson, Sr. Project, Inc.**

Chair Petrolia asked for clarification on the relocation comments Mr. Jackson made during the Public Comment section of the meeting.

DJ Doody, CRA Board Attorney, explained the comments were in reference to the BH3 agreement, and the relocation reference in that contract. He stated it should be addressed as that process moves forward, but nothing specific has been received from BH3 at this time.

Mr. Doody stated the obligation rests with BH3 to relocate the existing tenants, including Emanuel Jackson, Sr. Project, Inc. (EJS).

The Commissioners and staff discussed the criteria for relocation under the project, as well as obligations regarding other businesses in the BH3 development.

Mr. Doody explained that under the current terms of the contract, the renewal of the EJS lease cannot be extended without an amendment to the BH3 agreement.

Ms. Jadusingh stated staff is proposing an amendment to the purchase and sale agreement with BH3, along with a one (1) year lease with EJS with reporting requirements.

The Board and staff discussed A-Guide requirements and funding.

Commissioner Boylston stated he was in favor of extending a lease while the building is still there and could be serving the public.

Chair Petrolia stated her only concern is financial responsibility moving forward, noting she did not think another entity should become an A-Guide non-profit.

In response to a question from Chair Petrolia, Mr. Doody explained the next steps, including a termination provision to meet BH3's construction goals.

The Board agreed by consensus to move forward with the staff recommendations for continuation of the lease.

#### **d. Delray Beach Community Redevelopment Agency – Legal Services**

Ms. Jadusingh provided background on the change, noting a letter was received in November explaining David Tolces would be leaving the law firm the CRA contracts with for legal services.

Continuing, Ms. Jadusingh explained due to the level of involvement Mr. Tolces has with the CRA, the Board has the option to work with Mr. Tolces or remain with the current contract, with Mr. Doody as representative.

Ms. Jadusingh stated there are more than 100 contracts currently with the CRA, leading her to believe it would be beneficial to hire staff counsel. She noted outside counsel is also imperative, so she would recommend going out for RFQ to review all available options.

Vice Chair Johnson said Ms. Jadusingh's recommendations should be taken under consideration, as she would be responsible.

Commissioner Boylston agreed, thanking Mr. Tolces and Mr. Doody for being accessible through the process. He stated he would be aligned with Ms. Jadusingh's recommendations, noting the City had brought counsel in-house.

Commissioner Frankel stated in-house counsel on the City level has been an overwhelming success. He noted a collaboration with the City Attorney's office may be possible moving forward, which may result in a savings to tax payers.

Ms. Jadusingh stated she would have the necessary discussions to explore the option.

The Board and staff discussed costs associated with the options.

Chair Petrolia noted she had a great conversation with Mr. Tolces regarding how legal expenses are spent for the CRA and broke down the cost makeup. She noted she didn't want to see an attorney hired without enough to do, so collaboration may be positive, and she would be inclined to support it. She encouraged a testing period.

Ms. Jadusingh stated there is currently an open contract with the firm, and she would recommend keeping that contract in place while other options are explored.

Mr. Doody voiced a commitment to make sure there is full representation throughout whatever transition is taken on.

Chair Petrolia thanked both Mr. Doody and Mr. Tolces for their representation through the years and said it has been greatly appreciated.

**Motion** by Commissioner Frankel, seconded by Commissioner Boylston, to authorize the Chair to sign the letter remaining with the current law firm. In a roll call vote, the **motion** passed unanimously (5-0).

## 10. Other Business

### a. Comments by Commissioners

Commissioner Boylston addressed the social media conversation concerns, noting it had been sent to him by multiple people. He stated it felt like bullying, and said it was disappointing. He noted he tried to reach out Commissioner Brinson for comment but did not hear back.

Commissioner Brinson stated she didn't call Commissioner Boylston back because it had nothing to do with him and questioned who the people complaining to him were.

Commissioner Boylston said everyone on the Board is attacked daily, but as a representative of the CRA,

Chair Petrolia stated they are going into the holiday season, and she would like to see it be let go, as arguing wasn't getting anywhere.

Commissioner Boylston asked that Board members be careful of how they respond to criticism.

Chair Petrolia noted it is difficult to ignore misinformation, and she had personally learned her lesson. She said she is pleased with the way the Board is operating, and would like to see them move forward positively.

Mr. Doody respectfully reminded the Board not to engage in any social media or by telephone, as it was only exposing them to potential problems

Vice Chair Johnson stated you can't refute what is happening on the Federal level if the same thing is done on the local level.

Commissioner Frankel invited everyone to the Menorah lighting at Old School Square on December 22.

Chair Petrolia recognized the new addition to the CRA office, noting it was the beginning of a new era. She wished everyone a happy holiday.

The Board and staff discussed new additions to the CRA staff.



**b. Comments by Board Attorney**

Mr. Doody wished everyone happy holidays.


**c. Comments by Executive Director**

Ms. Jadusingh stated the Jingle Mingle Holiday Lighting Event would be Thursday, and she hoped to see everyone there.

The Board and staff discussed the purpose of the event.

**11. Adjournment**

There being no further discussion, the meeting was adjourned at 3:07 p.m.

  
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Renee Jadusingh, Executive Director  
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Shelly Petrolia, Board Chair

