



CRA Board Meeting Minutes
Tuesday, September 29, 2020 – 4:00 p.m.
Virtual via Webex
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh	Christine Tibbs	Danielle Arfin
Heather Hinkle	Alexina Jeannite	Lori Hayward

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, Commissioner Juli Casale, and Commissioner Shelly Petrolia.

3. Approval of Agenda

Motion by Deputy Vice Chair Gray, seconded by Vice Chair Frankel, to approve the agenda as presented. In a roll call vote, the **motion** passed (6-0). Commissioner Brooks had technical difficulty and was unable to vote.

4. Approval of Minutes

- a. July 28, 2020 – Workshop Meeting Minutes
- b. July 28, 2020 – Regular Meeting Minutes
- c. August 25, 2020 – Regular Meeting Minutes

Motion by Commissioner Casale, seconded by Deputy Vice Chair Gray, to approve the July 28, 2020 Regular and Workshop and August 25, 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 three (3) public comments left via voicemail in advance of the meeting.

Ezra Krieg, member of Delray Beach Housing Authority Board, commented in support of the Letter of Support in item 8d. Mr. Krieg stated the project was a positive step in an aggressive plan for affordable housing in the community. He added the 54 units would be inhabited by people in need of housing, with one-third set aside as workforce housing.

Jesse Saginor, Chair of the Delray Beach Housing Authority, spoke in support of item 8d. He expressed gratitude to the Board for reviewing the item, noting the entity had more than 2,000 people on their waiting list and most housing being built was for those able to afford it.

Jeff Muststard, TV Writer and Producer and resident of Pineapple Grove, shared a proposal honoring the fifth anniversary of the shooting of Corey Jones on October 18, celebrating his life and remembering his death. Mr. Muststard stated he was asking the City of Delray Beach for assistance in erecting a monument in memory of Mr. Jones and marking the day annually. He drew parallels between the death of Mr. Jones and the death of George Floyd in Minnesota and asked the Commissioners to learn more about his project at www.equaljusticestudios.com.

6. Consent Agenda

- a. CRA Financial Report – July 2020**
- b. CRA Monthly Progress Report – September 2020**
- c. Paint-Up & Signage Funding Agreement Christ Missionary Baptist Church of Delray Beach FL, Inc (125 SW 8th Street) in an amount not to exceed \$2,250.**
- d. Curb Appeal Residential Improvement Grant – 241 NW 4th Avenue in an amount not to exceed \$15,000.**
- e. Fiscal Year 2020-2021 CRA A-GUIDE Funding Agreement – Creative City Collaborative (Arts Garage)**
- f. Fiscal Year 2020-2021 CRA A-GUIDE Funding Agreement – Delray Beach Community Land Trust, Inc.**
- g. Fiscal Year 2020-2021 CRA A-GUIDE Funding Agreement – Delray Beach Historical Society, Inc.**

- h. **Fiscal Year 2020-2021 CRA A-GUIDE Funding Agreement – Delray Beach Public Library Association, Inc.**
- i. **Fiscal Year 2020-2021 CRA A-GUIDE Funding Agreement – Spady Cultural Heritage Museum, Inc.**
- j. **Fiscal Year 2020-2021 CRA A-GUIDE Funding Agreement – Delray Beach Chamber of Commerce**
- k. **Fiscal Year 2020-2021 CRA A-GUIDE Funding Agreement – Old School Square, Inc.**
- l. **Auditing Agreement for Fiscal Year 2019-2020**
- m. **Proposed Update to the Delray Beach Community Redevelopment Agency Bylaws**

Motion by Vice Chair Frankel, seconded by Commissioner Casale, to approve the Consent Agenda as printed. In a roll call vote, the **motion** passed unanimously (6-0).

7. Old Business

- a. **Resolution No. 2020-03 – Adoption of the Fiscal Year 2020-2021 CRA Budget**

Board Attorney DJ Doody had technical difficulties so Executive Director Renee Jadusingh read the Resolution by title only.

Motion by Commissioner Boylston, seconded by Commissioner Casale, to adopt Resolution No. 2020-03. In a roll call vote, the **motion** passed unanimously (7-0).

8. New Business

- a. **Appointment of CRA Officer: Deputy Vice Chair**

Motion by Commissioner Casale, seconded by Commissioner Boylston, to nominate Angie Gray to continue in the role of Deputy Vice Chair Gray. In a roll call vote, the **motion** passed unanimously (7-0).

- b. **First Amendment to the Parking Cost Sharing Agreement with Delray Beach 4th and 5th Avenue, LLC**

Ms. Jadusingh explained the CRA was contacted by Neil Schiller, who represents Delray 4th and 5th Avenue, LLC with a proposal to amend the cost-share agreement with that entity. She stated the group was looking to reduce the amount the CRA pays annually for the maintenance of the public parking from \$75,000 to \$50,000.

Mr. Schiller made a brief presentation outlining the request, including:

- Amend the Parking Cost Sharing Agreement between the CRA and Delray 4th and 5th Avenue, LLC
- Reduce the CRA's annual parking maintenance payments from \$75,000 to \$50,000
- Eliminate any increases based on CPI
- Waive all of the CRA's annual parking maintenance payments for 2019, 2020, and 2021
- Clean up language for reporting

Mr. Schiller provided an aerial view of the parking garage and explained the amendment was tentatively approved by the City Commission earlier in the week.

Mr. Schiller provided a brief history of the IPIC project, including:

- Selected from CRA Request for Proposals (RFP) in 2013
 - Purchase and Sale Agreement signed on December 17, 2013
- City Commission approved two (2) conditional use requests on August 18, 2015
 - Building height
 - Movie theater use
- SPRAB Class V Site Plan approval on January 20, 2016
- Parking Facilities Agreement signed on March 3, 2017
- Samuels and Associates brought into the deal as the developer in May 2017
- IPIC opened on March 7, 2019
- IPIC files for bankruptcy protection on August 5, 2019

Mr. Schiller outlined recent success, including Samuels and Associate signing a lease with International Materials corporate headquarters for the third floor during the pandemic. He stated the office would start with 45 full-time employees, with additional growth planned in the future.

Continuing, Mr. Schiller stated that while Samuels and Associates was showing the third floor, they showed some businesses the fourth floor due to IPIC's bankruptcy status. He explained that for the fourth floor to be leased, two (2) amendments to the agreement need to be made, including the parking agreement and the covenant with the City. He stated this action would get rid of the public terrace and amend the requirement for corporate headquarters.

Mr. Schiller stated there was a financial services firm looking to lease the fourth floor as their corporate headquarters, bringing in 100 employees who would be utilizing downtown services, such as restaurants and eateries. Mr. Schiller reviewed the wording revisions to the City agreement. He noted the public space was a dealbreaker for potential lessees due to security and liability issues.

Deputy Vice Chair Gray stated she was glad that two (2) potential headquarters wanted to move into the space. She noted that she did not believe the parking maintenance fee should have been there in the first place and said she would like to see it removed or

reduced even more. She added that everyone loved the public space, and thought it was worth more than the reduction given in exchange.

Commissioner Petrolia asserted that IPIC had not gone anywhere. She stated that this agreement had an escalator clause each year, so waiving the past three (3) years was \$225,000 the CRA would not have to pay and a reduction of additional funds in the future. She agreed with Deputy Vice Chair Gray that she would have liked to see 100 percent of the fee go, but that wasn't going to be on the table. She stated there was a corporate headquarters trying to go in, and to lose that in the process of negotiating the parking garage fee would be too great a loss to deal with.

Continuing, Commissioner Petrolia stated IPIC had promised was that a restaurant would not be allowed in the terrace space, as it would be competing with downtown businesses. She noted that if there was a way to make sure that didn't happen while it was being used as a private space, that would be great.

Commissioner Petrolia asked if the Board was able to know more about the types of jobs being brought in by the corporate headquarters being contemplated for the space.

Mr. Schiller assured the Board it was not a call center being looked at. He stated it was a firm that regularly brings in clients to wine them, dine them, and show them the sights, which was one of the reasons they wanted to be in downtown Delray Beach. He added that they feel the amenities they are looking for are right there to try and impress their clients. He stated it was a large financial services firm, but he was not able to share the name at this time.

Chair Johnson added that perhaps some of the employees of the firm would relocate to the City of Delray Beach.

Mr. Schiller stated that he hoped so.

Motion by Vice Chair Frankel, seconded by Commissioner Boylston, to approve the amendment to the Parking Cost Share Agreement. In a roll call vote, the **motion** passed unanimously (7-0).

c. Discussion – Notice of Intent to Lease CRA-Owned Property Located at 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. She stated staff completing minor repairs to the property and was now seeking direction from the Board on what type of tenant they would like to see in the building prior to distributing an intent to lease.

Ms. Tibbs added that the property was within the beautification project, which had the goal of revitalizing the corridor into a vibrant district for neighborhood businesses and cultural activities, specifically the encouragement of minority business development and diverse neighborhood shopping services and cultural facilities.

Continuing, Ms. Tibbs noted the Focus on Fifth initiative, which the CRA had endorsed, had the overarching goals of economic development activating vacant businesses along NW 5th Avenue, calling for the encouragement of in-area career services, industry learning centers, activities, local enterprises, and quality job creation.

Commissioner Petrolia stated the Board had discussed this at one time, but this was an anchor on the end of a street that is across from a quick shop type facility, and it would be great for the anchor to have activity. She stated a service-oriented startup would knock it out of the park for her, with higher patronage to open the area up to foot traffic.

Deputy Vice Chair Gray agreed that she would like to see more foot traffic there. She noted there are a lot of non-profits in the area, and she would not like to see another nearby. She stated she would like to see retail or a small “Mom and Pop” business in the space to activate 5th Avenue.

Commissioner Boylston agreed with everything said before. He said he would love to see a small business there that would activate the block during weekend and evening hours.

Chair Johnson stated she was looking to support non-profits that cater to children, such as a teenage club or similar for KOP Mentoring and others. She asserted that children would need a place in the evening and on weekends, and she thought it would dovetail well with the Spady Museum.

Discussion ensued regarding which churches and non-profits were in the immediate vicinity of the location.

Deputy Vice Chair Gray stated that for something that is a business district, she thought more businesses needed to be brought down onto 5th Avenue. She said she agreed the other organizations needed a place for youth activities but activating the historical business district was not the place.

Chair Johnson commented that she was very concerned about the corner park that was right next to the property, noting it would not be attractive to any business. She asserted maybe it should be removed and made a part of the property.

Commissioner Casale stated that she agreed with the Commissioner who had said the property should be used for a business. She added that she had spoken with the director of KOP Mentoring and thought he was doing a great job, but based on the number of children served in the area and the times used, she did not think it was what the Board would like to see there.

Commissioner Petrolia added that there were a lot of non-profits and churches in the area, and if another non-profit was put in, it really couldn't be called a business district. She asserted that the Board needed to make sure what they were doing on 5th Avenue was focused on businesses and activity. She noted the right business in that space could activate the district.

Continuing, Commissioner Petrolia stated she didn't know there was a park adjoining the property, so she didn't have a response to the issues Chair Johnson brought up.

Deputy Vice Chair Gray stated the space where people were sitting, and loitering was a park but may not appear as one.

Commissioner Petrolia responded that wasn't necessarily reason to take out a park, it may just be a matter of stepping up enforcement to get it under control. She stated a business there would limit illicit activity because people wouldn't feel as comfortable.

Chair Johnson stated she had observed the people using the area, and it was usually the customers from the store sitting in the park. She noted it was just a place to sit and congregate, and she hadn't seen any illicit activity.

Ms. Jadusingh noted staff had been in touch with Clean and Safe about doing extra patrols, because the area was in their district and they were keeping tabs on it. She stated a different business with more traffic might be helpful to keep people moving along.

Chair Johnson stated there was consensus to find a suitable business. She noted an increase in homelessness and drug trafficking in the area.

Ms. Jadusingh explained the next step would be a 30-day notice of intent to lease, and then bring back any proposals received.

d. Letter of Support for Delray Beach Housing Authority for Island Cove Apartments

Ms. Jadusingh provided a brief overview of the request from Delray Beach Housing Authority, asking for a commitment of \$1 million to assist in the construction of 54 affordable apartments in the SW Neighborhood. She noted the target was 30 to 80 percent area median income (AMI) and stated the Housing Authority was submitting a competitive application through the Florida Housing Finance Authority for a nine (9) percent tax credit to build the project and required a letter of support for that application.

Ms. Jadusingh stated this was a great way for the CRA to leverage \$1 million to get housing in the lower affordability market, which is much needed.

Darren Smith, co-developer on the Island Cove Apartments, gave a *PowerPoint* presentation outlining the details of the project. He noted the tax credit was very competitive, and the grant from the CRA would greatly increase the projects chances.

Mr. Smith explained the project was for 54 mixed-income multi-family townhomes on the corner of SW 8th Street and SW 12th Avenue. He noted the distribution of 30 to 80 percent AMI made the project unique within the City, making it truly mixed income. He stated the Delray Housing Group would be the project manager.

Continuing, Mr. Smith outlined the number of units in each income category and explained the financing approach to build a property that looked like a market rate project

and would create a product the community could be proud of. He reviewed the proposed amenities and programming and opened the item to questions from the Board.

Ms. Jadusingh explained the item before the Board was to sign the letter of support. She stated there were funds in the budget for supporting affordable housing initiatives, and if the project received the award, funding would be distributed later.

Mr. Smith stated funding would happen at certificate of occupancy, so they were looking at 2022 or 2023 for usage of funds.

Deputy Vice Chair Gray stated she was in support of diversifying housing within the City. She asked for clarification regarding the actual cost of the units.

Mr. Smith stated a two (2) bedroom, two (2) bathroom apartment at 30 percent AMI would be \$522 per month, at 60 percent it would be \$1,115, and at 80 percent it would be \$1,500.

Deputy Vice Chair Gray asked how long the property would remain affordable.

Mr. Smith stated if the tax credits were acquired, Florida Housing had a provision that the property must remain affordable for 50 years minimum. He noted the rents were dictated by annual GDP on the County level.

Commissioner Petrolia stated this was the third phase in a three (3) phase project which was originally part of the old Carver Estates. She noted when she was on the Housing Authority Board, this project was contemplated. She stated the early phases of this project had turned out beautiful, and people were very happy there.

Continuing, Commissioner Petrolia added that this phase was originally supposed to be townhouses and duplex for sale, but the rental market had changed over the past decade, so the project had changed to match. She noted there is a hurt for getting affordable rentals in the area, and the project marries with exactly what is needed. She gave kudos to the Housing Authority for recognizing that and pivoting to match need and stated she was 100 percent behind the project.

Commissioner Petrolia stated she had worked with the City to see if infrastructure funds could be released to the project to free up funds in the CRA.

Chair Johnson asked what would happen if the tax credit was not received.

Shirley Lagos stated the developers would continue to additional applications and explore other means to build affordability in that site.

Chair Johnson said she was very concerned that there might be need, but she didn't know how easy it would be to get the application approved.

Motion by Commissioner Boylston, seconded by Commissioner Petrolia, to approve the letter of support. In a roll call vote, the **motion** passed unanimously (7-0).

e. Executive Director Annual Evaluation

Ms. Tibbs thanked the Commissioners for sending in their rating forms for the Executive Director's annual evaluation. She explained the Board was given a composite rating summary chart for their reference and reviewed the contract requirement that an evaluation be held each year.

Vice Chair Frankel stated Ms. Jadusingh and her staff had been great. He added that the job they had done during the pandemic when there was so much uncertainty had been right on the path. He said he was most appreciative, and she had been a pleasure to work with. He stated he looked forward to years to come.

Commissioner Petrolia stated she agreed with everything Vice Chair Frankel had said and more and noted her evaluation numbers were lower than the others, not because she wasn't doing a great job, but because she wanted to give Ms. Jadusingh something to strive for. She added that she had enjoyed the two (2) years serving with Ms. Jadusingh having direct conversations with her, and she didn't think there was a more professional person in how Ms. Jadusingh handles herself and knows what is happening. Commissioner Petrolia noted that if there was a raise on the table, it had her full support.

Commissioner Boylston said he found the ratings schedule very difficult, because a three (3) meant you were doing your job. He stated the way he thought about it was as grades and giving C's didn't feel right. He noted he would like the Board to review the review process.

Continuing, Commissioner Boylston added that when submitting the evaluation, he had a fantastic conversation with Ms. Jadusingh, and the opportunities he sees aren't just with her, but with the Board. He stated Ms. Jadusingh's background was absolutely incredible, and the way she keeps up with the national best practices and innovations. He asserted the Board really needs to lean on her more to bring those ideas to the table and empower her and her staff. He stated his takeaway was that there is just so much more coming, and he was really excited about the future and trusts in both her professional opinion and that she has the pulse of the community.

Deputy Vice Chair Gray thanked Ms. Jadusingh for her wealth of experience and understanding of what Delray Beach needs. She stated Ms. Jadusingh understands every area of the community, as well as the Board and its directions. Deputy Vice Chair Gray asserted that Ms. Jadusingh had been doing everything the Board asked of her, while understanding the mission and the CRA in general. She added that she looks forward to continuing to work with her, and like Commissioner Boylston said, absolutely trusting her and her creative ideas that they haven't been introduced to before.

Commissioner Casale added that Ms. Jadusingh is always so positive, always has a smile, and the Board really appreciates that.

Chair Johnson stated she was the last to complete her evaluation because she wanted to write down all of things that Ms. Jadusingh had done or tried to do in such a short time. She asserted that the CRA had a jewel in Ms. Jadusingh, and she couldn't say it enough.

Continuing, Chair Johnson stated that the CRA had saved the City. She asserted that once the Board changed and Ms. Jadusingh was in place, all kinds of things are being done in all kinds of places. Chair Johnson added that having to deal with seven (7) different people is not easy, but she hit the ground running.

Lori Hayward, CRA Finance and Operations Director, explained that an increase to Ms. Jadusingh's salary and benefits was budgeted up to five (5) percent, but the Board can make a determination for a higher percentage.

Vice Chair Frankel asked what was done in the past for someone who received an exemplary review.

Ms. Hayward stated she would have to look back, but she knew it had been over five (5) percent as budgeted.

Vice Chair Frankel stated he would be in favor of 7.5 percent based on the review and everything done during the pandemic. He noted he saw 5 percent as the minimum appropriate, but 7.5 percent would be warranted.

Chair Johnson asserted that she liked the suggestion and wished she could go higher. She passed the gavel to second the motion for 7.5 percent.

Commissioner Boylston stated there was five (5) percent budgeted and added that traditionally with staff if it is three (3), four (4) or five (5) percent. He asserted he would be in support of a five (5) percent increase, which was the max provided to staff, especially considering the budget and pandemic, and where projections were as a result.

Commissioner Petrolia said it was funny they all became quiet, because they were in a tough situation. She added that Ms. Jadusingh had gone above and beyond this year, and it was a very good year, but she also recognized Commissioner Boylston's comments as being very real. She stated she would feel more comfortable this year sticking with what was normally done on an exemplary review. She stated there was room for more as a tip on top, but she felt uncomfortable going with 7.5 percent.

Motion by Vice Chair Frankel, seconded by Chair Johnson, to approve a 7.5 percent increase for Executive Director Renee Jadusingh. In a roll call vote, the **motion** failed (2-4). Commissioner Boylston, Commissioner Casale, Commissioner Petrolia, and Deputy Vice Chair Gray voted no. Commissioner Brooks had technical difficulties and was unable to vote.

Motion by Commissioner Casale, seconded by Commissioner Petrolia, to approve to approve a six (6) percent increase for Executive Director Renee Jadusingh. In a roll call vote, the **motion** passed unanimously (7-0).

Chair Johnson congratulated Ms. Jadusingh and thanked her for her work, noting the Board would give her 10 percent if they could.

9. Other Business

a. Comments by Executive Director

Ms. Jadusingh thanked the Board for the gracious increase and the kind words. She stated she was happy and grateful to be here. She added that loves CRAs and Delray Beach, and sees so much that can be done. She noted the CRA had been playing a bit of catch up in the middle of a pandemic, but she looked forward to the future.

Ms. Jadusingh shared an update on Osceola Park, which included an investment from the CRA of \$4,552,280. She stated there was a public meeting for the phase one (1) neighborhood improvements on September 30 at 6 p.m. virtually.

Continuing, Ms. Jadusingh shared images of the work of the SW 4th Street, SW 6th Avenue, and SW 3rd Court neighborhood project, which included a CRA investment of \$6,236,201. She shared social media and website links for project updates, noting the area was bustling with construction.

Ms. Jadusingh showed a flyer for the Corey Jones Memorial Press Conference mentioned by Mr. Muster during public comment earlier in the meeting. She noted the event was being held October 16, 1 p.m. at the Arts Garage and pointed out that Corey Isle was named for Corey Jones and the CRA had a special connection. She stated there were requests being made to the City and she hoped the CRA would be included in the memorial process moving forward, but at this point was just keeping the Board informed.

Ms. Jadusingh spoke about the availability of City funds for rent and mortgage relief or emergency repairs for those who had experienced hardship due to COVID-19. She explained a funds assistance blitz was being held at the Neighborhood Resource Center on Saturday, October 3 from 9 a.m. to noon to assist residents with applications. She added that information was on the CRA and City websites.

b. Comments by Board Attorney

Mr. Doody followed up on the raise awarded the Executive Director, explaining a compensation amendment would be added to her existing contract for employment. He stated he would bring it before the Board for consideration at the next Regular Meeting.

Chair Johnson asked if the increase would be retroactively applied to June.

Mr. Doody stated the motion was not made to cover a retroactive increase. He advised that if that were the intent, it should be brought up for discussion now.

Commissioner Boylston asked if the review was supposed to be completed in June.

Mr. Doody stated the contract sets forth the evaluation and salary and benefit review will happen annually on or about June 29.

Chair Petrolia left the meeting at 5:30 p.m.

Motion by Commissioner Boylston, seconded by Deputy Vice Chair Gray, to make the adjustment to compensation for the Executive Director retroactive to June 29, 2020. In a roll call vote, the **motion** passed unanimously (6-0).

c. Comments by Commissioners

Deputy Vice Chair Gray stated she had a phone call from Jeff Mustard regarding the Corey Isle Memorial and would like the Board to consider participating. She noted in light of everything happening in the world today, this was a way that the CRA could show that they really support and value Black lives in Delray Beach. She stated his tragic loss of life should not be forgotten, and she would like to see the Board agree by consensus to give direction to staff to reach out and see how the CRA could partner in the project. Deputy Vice Chair Gray noted she would like to see the Board go back and look at what it would take to change the name from Corey Isles to Corey Jones.

Continuing, Deputy Vice Chair Gray stated she was really happy the CRA was moving forward with affordable housing initiatives, because they all know there are not a lot of rentals at an affordable rate. She added that the CRA was doing some amazing work, and it was a privilege for her to be on the Board with each of the members. She congratulated Ms. Jadusingh on her review and said her leadership had been amazing.

Commissioner Boylston noted he had also had an opportunity to speak with Mr. Mustard, and Ethan Dangerwing to discuss the Corey Jones project, currently contemplated as a statue. He stated as staff looks for the best way to support the effort, whether it's a statue, or ends up being a mural or whatever is available for recommendations, as a memorial to Corey Jones but also as a statement from the City of Delray Beach in regard to the murders which continue to happen across the United States, this was a great opportunity to make a permanent statement on the subject.

Continuing, Commissioner Boylston stated if the CRA comes forward with funds, it would really help this group of individuals raise money if they do it in the form of matching. He noted that if there are matching funds, it increases the chance someone is going to give by 80 percent. He stated Mr. Mustard and Mr. Dangerwing really liked that as a tool to go out and raise the rest of the funds.

Commissioner Boylston stated the CRA had received a letter from Pulte Homes, and asked Ms. Jadusingh to review the letter with the Board, unless she had planned to discuss it at the October meeting.

Ms. Jadusingh responded that she planned to bring it up at a later date but explained the letter from Pulte Homes stated they are interested in exploring the concept of partnering with the CRA on the 10.3-acre School Board property on Seacrest (Pomosa). She noted

they are interested in combining townhomes and single-family detached homes to be part of the City's workforce housing program. She added that Pulte continues to be interested in the Carver Square project, and a Request for Proposals (RFP) had been issued the day before.

Commissioner Boylston asked if staff needed a consensus from the Board to put the item on the agenda for further discussion.

Ms. Jadusingh responded that she believed so, because previously the Board was not interested in purchasing the Plumosa property.

Commissioner Boylston stated Stuart & Shelby Development had also called him to discuss interest in a project. He asked that the item be added as for discussion at the next regular meeting because inquiries were already being received from the private sector in order to build 50-60 affordable homes in Delray Beach.

Chair Johnson asked for and received a consensus to bring the discussion before the Board.

Ms. Jadusingh stated she would add the discussion to the October agenda.

Vice Chair Frankel stated he had also spoken to Mr. Mustard and would support the project. He said he thought the statue was a great idea, and noted his only concern was that the project seemed very rushed. He asserted it was very important and showed a statement, but for something that was going to be permanent, it was important that all of the partners, staff, and the Board have time to discuss it. He added that he wanted to make sure it was not rushed.

Continuing, Vice Chair Frankel explained that he had encouraged the organizers to reach out to County agencies that support the arts, including the Palm Beach Tourist Development Council, which he previously served on. He stated the CRA does have the funds and should donate, but he thought there were also other avenues that should be followed in addition. He noted that while Mr. Jones and his family did reside in Delray Beach, it is a County, if not State, issue and particularly with everything going on, a United States issue.

Chair Johnson stated she believes Mr. Mustard has the means to make this project bigger than any of us can imagine. She noted she was impressed by his credentials and was in favor of the project.

Commissioner Casale added that she also spoke with Mr. Mustard, and had some concerns regarding the location he had selected in Pineapple Grove, because it meant taking away some art to put the statue in. She stated she loved Commissioner Boylston's idea about a mural and said she agreed with Vice Chair Frankel that she wasn't sure how the shared funding should go. She added that she thought a scholarship fund might be more meaningful, but Mr. Mustard stated that was already established, so she thought what other people had done should be examined before discussing the issue further.

Deputy Vice Chair Gray agreed that she didn't want any art to be removed and noted that had not her impression when she spoke with the organizers. She stated that she and Vice Chair Frankel sat on the Commission when another Shelly Wilde came in and had a statue done in the same area. She noted the location was important to show support for the Black community and to say the City does not agree with what is happening in the world. She added that a commitment was not being sought at this time, as a cost had not been set and there were other donors.

Continuing, Deputy Vice Chair Johnson stated that Corey Jones' father had a statement that he wanted to read into the record, but he had missed the 3 p.m. comment deadline.

Commissioner Boylston added that he believed the CRA was in favor of helping with funding and stated the organizers had sent him an estimate of \$150,000 for the project. He stated there was an art piece and a generator box currently in the location, but Pineapple Grove's Art District moves its art around all the time, so that wouldn't be an issue. He noted that the Board would be able to make a decision after staff collected additional information.

Chair Johnson thanked the Board members for a productive meeting and for their support of the Executive Director. She added that Ms. Jadusingh had made all the difference.

Continuing, Chair Johnson stated she was in support of whatever could be done to honor Mr. Jones and added that she is overwhelmed every day with the things happening around the country.

Deputy Vice Chair Gray asked if the Board would entertain renaming Corey Isles to Corey Jones and received a consensus.

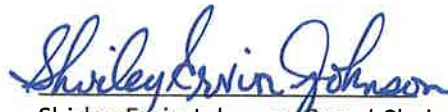
Ms. Jadusingh stated she would notify the family in the morning and let the architect know to change the documents.

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