



CRA Board Workshop Meeting Minutes  
Monday, September 14, 2020 – 10:00 a.m.  
Remote Via Webex  
Delray Beach, FL 33444

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

DJ Doody

**1. Call to Order**

Chair Johnson called the meeting to order at 10:00 a.m.

**2. Roll Call**

**Present:** Chair Shirley Ervin Johnson, Vice Chair Adam Frankel, Deputy Vice Chair Angie Gray (at 10:08 a.m.), Commissioner Ryan Boylston (at 10:25), Commissioner Juli Casale, and Commissioner Shelly Petrolia.

**Absent:** Commissioner Kelcey Cordell Brooks

Executive Director Renee Jadusingh noted Vice Chair Angie Gray was having difficulty accessing the meeting and asked IT to reach out.

**3. Approval of Agenda**

Not addressed.

**4. Discussion**

**A. DISCUSSION: PRELIMINARY FISCAL YEAR 2020-2021 DRAFT BUDGET**

Executive Director Renee Jadusingh provided a PowerPoint presentation for FY21 preliminary budget, noting the intent was to approve it at the September 29, 2020 Board meeting. She stated there had not been significant changes since the budget was last presented.

### **CRA Managed Major Expenditures**

Ms. Jadusingh presented the preliminary FY21 CRA Managed Major Expenditures, starting with the continued development of commercial office space along NW 5<sup>th</sup> Avenue. She outlined the budgeted expenditures, including:

- 98 NW 5<sup>th</sup> Avenue Design - \$80,000
- 98 NW 5<sup>th</sup> Avenue Construction - \$150,000
- 95 SW 5<sup>th</sup> Avenue Design - \$130,000
- 95 SW 5<sup>th</sup> Avenue Construction - \$2,000,000

Ms. Jadusingh explained the projects were to satisfy the Northwest/Southwest Beautification mandate in the CRA's Redevelopment Plan.

Ms. Jadusingh reviewed the plan to continue developing Workforce Housing at Carver Square and Corey Isle, including the following budgeted line items:

- Carver Square Design and Construction (20 homes) - \$6,170,000
- Corey Isle Design and Construction (10 homes) - \$2,300,000
- Subsidies (up to \$85,000 per household) - \$1,500,000
- Support for Affordable Housing Initiatives - \$2,000,000

Ms. Jadusingh announced the CRA had closed on the first three (3) lots in the past week, and the remaining seven (7) should not be far behind. She noted it was a long time coming and construction should be starting soon.

### **Funding Assistance Programs**

Ms. Jadusingh explained the \$850,000 in the proposed FY21 budget for funding assistance programs, including Curb Appeal, Rent Subsidy, Paint Up and Signage, Project Consultancy and Design Services, Site Development Assistance, and Historic Façade Easement.

Ms. Jadusingh pointed out the CRA had funded the programs for a total of approximately \$550,000 during FY21, which represented an increase over the prior year, and staff was proposing an increase for the following year.

Additionally, Ms. Jadusingh stated total A-GUIDE funding was yet to be determined based on the outcome of the workshop.

### **City Services and Programs in CRA District**

Ms. Jadusingh presented the City services and programs in the budget and noted City Finance Director Marie Kalka was available to answer any specific questions.

- Clean and Safe Program - \$2,765,425
- Contractual Services - \$602,919
- Tennis Sponsorship - \$905,000
- Community Maintenance and Beautification - \$350,000
- Capital Improvement Projects - \$10,825,248
  - Pompey Park Improvements (including carry forward of \$2.5 million for construction documents) - \$4,000,000
  - NE 3<sup>rd</sup> Street/Avenue Improvements - \$1,651,298
  - Osceola Park Neighborhood Improvements Phase 2 - \$5,173,950
  - Ongoing projects from FY20 also include Osceola Park Neighborhood Improvements Phase 1, and neighborhood improvements to SW 4<sup>th</sup> Street, SW 6<sup>th</sup> Street, SW 7<sup>th</sup> Avenue, and SW 3<sup>rd</sup> Court
- Transportation Related Services - \$2,500,000
  - Wayfinding Signage Design - \$100,000
  - Wayfinding Signage Fabrication and Installation - \$1,000,000
  - City Transportation – Downtown Connect and FreeBee - \$1,400,000

In response to a question at a previous meeting, Ms. Jadusingh stated City staff had assured that the current plan is to move forward with the Tennis Tournament with social distancing and other measures, so sponsorship would still be needed.

Ms. Jadusingh noted the CRA's Downtown Connect contract expires on June 30, 2021 and the FreeBee contract expires on August 31, 2021.

Ms. Jadusingh gave a brief overview of the areas of the CRA priorities touched by the plan, and the progress made in building a strong team to move the CRA goals forward. She added that staff is grateful for the support of the Board.

Chair Johnson thanked Ms. Jadusingh and her staff for all of the hard work put in to get the budget to where it was.

Commissioner Petrolia echoed the thanks and said she was proud of the CRA for being so on goal, considering the rough patch they had to maneuver through.

Continuing, Commissioner Petrolia stated the City Commission had decided not to fund the transportation services beyond the contract terms. She noted Commissioner Boylston was not present but had wanted to bring the subject up to the Board.

Commissioner Petrolia asked for clarification on the rent subsidy through 2022.

Ms. Jadusingh stated the rent subsidy was for Corey Isle and Carver Square, to partially subsidize the sales price paid to the CLT. She noted she would change the line item to say mortgage subsidy rather than rent subsidy.

Commissioner Petrolia asked if the CRA would still be responsible for paying the Tennis Tournament sponsorship if the event did not move forward.

Ms. Jadusingh stated she had asked that question of City staff, and they were saying that even if it were a modified tournament, it would still move forward. She added that the CRA was informed that there was no reduction in the sponsorship amount.

Commissioner Petrolia asked for an update on Carver Square.

Ms. Jadusingh stated there was a draft of the bid document prepared, and it should be going out before the next Board meeting.

Chair Johnson asked for clarification on how the Carver Square item was left at the last meeting.

Ms. Jadusingh explained the Board's direction at the last meeting was to put out an RFP because there are developers who need workforce housing credits from the County and the City. She noted the CRA was continuing with the construction documents and utilizing those documents would be an option in the RFP.

Deputy Vice Chair Gray asked if the CRA's contract regarding the Tennis Tournament obligated them to pay at the full \$905,000 level, noting tournaments had not been being held.

Ms. Jadusingh stated that staff had asked City staff, and they did not anticipate a reduction in the sponsorship level.

Deputy Vice Chair Gray responded that she didn't expect anyone to say they didn't need CRA dollars, but she was concerned that with COVID-19 cancelling the 2020 tournament, there might be dollars due back to the CRA.

Ms. Jadusingh stated she would speak with City staff regarding the issue.

Deputy Vice Chair Gray asked about a line item for \$47,719 for a rehousing rehab inspector. She asked how much the CRA was using

Ms. Jadusingh stated it was a City service that the CRA helped to fund.

Lori Hayward, CRA Finance and Operations Director, responded that the CRA was funding 50 percent of that position.

Deputy Vice Chair Gray asked if that position was still needed, stating she did not understand what they did for the CRA.

Ms. Hayward explained there was a lot of services provided in the CRA District, so the CRA had agreed to fund 50 percent. She said staff could research exactly what they do and bring it back to the Board at a future meeting.

Deputy Vice Chair Gray stated she believed it may have been used at one (1) time, but she thought the Board needed to know if it was needed now.

Deputy Vice Chair Gray expressed concern regarding the public transportation cost and asked if the full amount of the previous year was required.

Ms. Hayward stated it was the full amount of the contract. She added that there was still discussion with the City as to them picking up the portion of the agreements from the end of the contracts.

Deputy Vice Chair Gray asked if additional vehicles were being purchased.

Ms. Hayward stated the CRA was not funding the vehicle at this time.

Ms. Jadusingh explained the vehicle purchase was on the City side. She added that there would likely be some cost savings on the transportation contracts, and a budget amendment could be made at the beginning of the year once that amount was determined.

Chair Johnson stated the City Commission had decided not to pick up the funding of the transportation system.

Deputy Vice Chair Gray stated she had attended a conference discussing the high cost of land in order to provide affordable housing. She noted the concern was that the Community Land Trust (CLT) would need additional support to be able to afford land in the future. She added that the CLT is competing with the market and struggled to be competitive.

Deputy Vice Chair Gray asserted she wanted to discuss making the CLT a line item in the budget if the Board wanted them to survive. She asked if there was a way to negotiate lots at a lower price, because the price of lots had stagnated the Board.

Ms. Jadusingh stated the CRA was looking to start purchasing more in-fill lots after a time spent focusing on the 30 homes being provided by the Corey Isle and Carver Square projects. She noted staff had also investigated a couple of teardowns, but they were not available for sale.

Deputy Vice Chair Gray asked if the Board would consider looking at the CLT as a line item rather than through the A-GUIDE. She noted the CLT was a part of the CRA and should have accountability, but not the process of the A-GUIDE.

Ms. Jadusingh responded that if that was the will of the Board staff could do that, but housing was part of the A-GUIDE program. She stated if they want to pull housing out separately, it would be a Board decision.

Deputy Vice Chair Gray stated she believed affordable housing was totally different, as it was among the priorities of the Board.

Chair Johnson asked if this would be the time to poll the Board regarding pulling the CLT out of the A-GUIDE, or whether it should be saved for another meeting. She stated she was in favor.

Commissioner Boylston asserted he was in favor of giving staff direction to make a presentation showing the Board what the change would look like. He added that he was in favor but would need professional opinion on what it would mean moving forward.

Commissioner Boylston stated he had brought the issue of not having a significant amount of land left to develop for single family homes up to the Board a few months ago. He noted there was a piece of land inside the CRA District which is currently a condemned school, the Pomosa site, which would provide for that need, and added that Dr. Robinson with the School Board was shocked the CRA had chosen not to move forward with negotiating purchase of it.

Continuing, Commissioner Boylston asserted that at this time, prior to negotiation, the School District would sell the CRA the property for \$5 million. He stated if the size of surrounding neighborhoods was used, 50-60 homes could be built, putting each lot at under \$100,000 and well under the market rate.

Commissioner Boylston stated they didn't have to do it tomorrow but would have the land to partner with the CLT to do almost double the houses being built under current projects. He said he knew had brought this to the Board's attention before, but he thought it was worth looking at again, noting the condemned school was contributing to slum and blight in the community. He added that opportunities like this don't come along often and added that the School District had already budgeted funds to demolish the building and prep for building on the site.

Chair Johnson asked if other Commissioners wanted to comment on staff presenting on the CLT as a separate line item in the budget and to consider Commissioner Boylston's request to consider negotiating the purchase of the Plumosa site.

Commissioner Petrolia stated she was with the others interested in having a staff presentation on how it would work, noting that when the CRA starts making organizations line items, everyone else would be lining up to want to be a line item, as well. She stated everyone thinks their issue is important, and it would open a door.

Deputy Vice Chair Gray asserted the two (2) items should be polled separately.

Vice Chair Frankel added his support for the CLT presentation.

Chair Johnson asked if anyone wished to have the staff consider Commissioner Boylston's suggestion, noting she would be in favor.

Vice Chair Frankel expressed support.

Commissioner Boylston asserted he didn't know why they wouldn't explore the opportunity to get 10 acres of land for 50-60 affordable homes.

Deputy Vice Chair Gray stated it should be a City purchase.

Commissioner Boylston argued Deputy Vice Chair Gray had just said affordable housing was at the fundamental core of what the CRA was charged to do, and now there was an opportunity for the single largest affordable home project in the history of Delray Beach at a time where land was running low and market rate was high. He added that the Board was always talking about slum and blight, and this was 10 acres of a condemned school in the middle of a neighborhood next to a preschool and a church.

Chair Johnson stated only three (3) of the Board members present were in support of moving forward with the Pomosa project, and six (6) members were present, so there was not a consensus. All six (6) members present were in support of exploring separating the CLT from the A-GUIDE. She directed staff to explore the CLT item but not the Pomosa project. Commissioner Boylston stated it was embarrassing as a CRA Board and unbelievable.

Chair Johnson said they would have to campaign for it.

Vice Chair Frankel shared that he had spoken with Ivan Baron at the Tennis Tournament the week before, and Mr. Baron was very excited. He stated they were taking all kinds of safety precautions and would be making a major announcement regarding the tournament that he was not at liberty to spoil. He said he thought even the critics of the expenditure would be very excited about it. He asked that the Board stay tuned.

Ms. Hayward provided additional background on the role of the housing rehab inspector from the contract with the City of Delray Beach. She stated the funding request stated the 50 percent funding was to support the CLT in housing inspection services and to leverage resources to leverage housing objectives within the CRA-targeted areas.

Ms. Hayward clarified it was the Neighborhood Service Department which assisted the CLT with housing inspections. She stated the total for the CRA half of salary and benefits for the position was \$47,719.

Deputy Vice Chair Gray stated she didn't know how much rehab the CLT was doing, so she was questioning whether the position was needed any longer.

Ms. Hayward said she would get additional information regarding the expense prior to the next meeting.

Deputy Vice Chair Gray added that the complaint she is hearing is about permitting. She said businesses and home residents frequently complain about the permitting process. She stated some of the positions being funded by the CRA, such as the fire piece downtown, were a waste of money when the City just hired a bunch of other fire people and more help was needed in the permitting area. She added that even the CRA was having issues getting through permitting even though they fund their positions. She asserted the CRA is sometimes waiting 60 or 90 days for things that should take less than a month to do.

Continuing, Deputy Vice Chair Gray stated it had taken almost a year to get the last project through permitting and asked how long it would take to do the next 20 homes. She asked if the CRA needed to hire someone for the City to make sure all of the projects were going through, and said for her, all the other positions should be reevaluated.

Ms. Hayward stated she would follow-up to get City staff to responses on Deputy Vice Chair Gray's questions.

Deputy Vice Chair Gray said the City wasn't going to tell the Board no, so she felt staff needed to ask the people and organizations the CRA is serving, not City staff. She stated if the CRA wanted to really make a difference in the areas they wanted, they needed to look at it.

Ms. Jadusingh stated as far as the permitting goes, the Corey Isle and Carver Square projects represented the most the CRA had ever gone through the process themselves. She said she had spoken with City staff about having one (1) designated person that takes the CRA permits through the process as opposed to many different people, which is what happened with the first three (3), resulting in delays. She noted that new system should be beneficial moving forward rather than having an entirely new person for an issue that was temporary.

Continuing, Ms. Jadusingh explained that on the business side, there are businesses going through the City process, and the CRA plans to hire a Business Assistance Coordinator to assist with site assistance and City questions. She noted it would be a version of the Business Navigator program that Economic Development was starting in the past, with a CRA focus rather than City-wide.

Deputy Vice Chair Gray asked if the City was doing something about their side, as well, because she was concerned not just about the CRA but about everyone going through the process. She stated it was a huge ongoing issue.

Chair Johnson stated she was sure the City was very well aware of the issue, but it was another day and another conversation.

Commissioner Boylston said he wanted to correct the record that there were not huge issues in the City's Permitting Department. He stated it was a bold and vague statement, and asserted that in the planning and zoning process, applications have to go back and forth a number of times. He noted that has to do with time and education, and face-to-face that hasn't been in place over the past few months in order to walk people through putting in an application and the permit. He stated it was more about education.

Continuing, Commissioner Boylston stated he had been in communication with City staff and been walked through the process. He said the people who put in applications as their daily job are not complaining, because know what needs to be done. He stated those who do not do permitting as part of their regular business are the ones that need help the most.

Commissioner Boylston added there are some issues but educating and communicating has been difficult as the City sits in the sixth or seventh month of a pandemic. He stated City Hall is aware of the issues and is working to correct them.

Deputy Vice Chair Gray responded it was not Commissioner Boylston's job to try to correct her on what is huge, and said he was not the expert on what was a huge problem.

Ms. Jadusingh stated if there was no further discussion, staff planned to bring the budget back for approval at the September 29 meeting.

Chair Johnson noted for the record that the CRA website and backup materials had noticed the workshop as a meeting rather than workshop and asked that it be corrected.



## **B. FY21 CRA A-GUIDE FUNDING REQUEST – GREATER DELRAY BEACH CHAMBER OF COMMERCE, INC.**

Ms. Jadusingh reminded the Board the A-GUIDE funding requests had been presented at the August 25 regular meeting, and the Board had requested a separate workshop to discuss the requests for Greater Delray Beach Chamber of Commerce and Old School square. She provided a brief overview of the A-GUIDE program and priorities.

Ms. Jadusingh explained the Small Business Development Center (SBDC) through the Delray Beach Chamber of Commerce had modified their request to break it down into two (2) programs. Program A was the existing program, with a request of \$40,000 consistent with FY20. She explained that program helps businesses to get started with business plans and access to funding.

Ms. Jadusingh explained Program B was a request for \$100,000 to assist businesses in a broader scope. She explained the request came about during the A-GUIDE process when staff asked Jacqueline Ramirez, Delray Beach Liaison at SBDC, if there was anything she had noticed in her experience working with businesses in the community that would be helpful to provide those businesses additional support.

Ms. Ramirez gave a brief *PowerPoint* presentation. She stated the SBDC had been a partner of the CRA since 2015 when the Delray Beach Library, CRA, and SBDC met and determined there was a need for no-cost business consulting services. She said they have a client base of 356 business owners, driven more than \$1.6 million in capital formation.

Continuing, Ms. Ramirez stated the SBDC had moved to the Chamber of Commerce in 2019 because they were able to provide a private office, which is required for confidentiality, as well as a professional, business-centric environment for the SBDC to serve both Chamber members and non-members in the business community. She noted that in exchange for committing to those considerations, the SBDC provides the Chamber a small percentage of their funding to cover costs.

Ms. Ramirez addressed previous questions regarding the SBDC funding structure. She explained there is a system of SBDC teams in every state and territory. She stated funds are provided on a Federal, State, local, and private level to allow the SBDC to provide services to the business community at no cost.

Ms. Ramirez shared stories about businesses the SBDC had helped, noting that information was shared only with the written permission of the business owners. She added that the business owners in the City are impressive, as they have been through hurricanes and economic downturn.

Ms. Ramirez provided data on the more than 2,500 businesses in the CRA, noting:

- 2,189 are more than three (3) years old
- 657 are more than three (3) years old and have more than five (5) employees
- 408 are less than three (3) years old
- 120 are home-based and more than three (3) years old

Ms. Ramirez stated the SBDC works with any business owner, whether they are home-based or in their own location.

Continuing, Ms. Ramirez provided a breakout of clients by zip code and shared details on the business life cycle utilized by the SBDC when working with businesses. She explained Program A provided consulting businesses on-demand for businesses anywhere in the cycle, and shared charts showing the services provided and the services funded by the CRA.

Ms. Ramirez shared details of the proposed Program B, which would focus on the COVID-19 issue and businesses in the growth and established phases of development. She stated it was a matter of pulling together subject matter experts to help businesses to restart, pivot, and plan for a stronger future. She explained a quarterly seminar series planned and outlined the topics.

Ms. Ramirez closed saying it had been a privilege to get to know the impressive business owners in the City. She noted she looked forward to working with them further.

Ms. Hayward stated she understood it was difficult to quantify the amount of funding the program received from the SBA, but asked Ms. Ramirez to touch on it briefly.

Ms. Ramirez stated the full budget of Program B was about \$262,000 and the budget of Program A was about \$115,000. She noted it was an opportunity to make a measurable and rewarding impact in a controlled environment, and the SBDC was really wanting to partner.

Chair Johnson clarified the total amount requested was \$140,000.

Deputy Vice Chair Gray stated she felt the CRA should continue to fund the program that was already doing well. She said she knew small businesses needed help but noted that there were programs out there to provide that help and the consultant piece of it was related to the mentoring that was being implemented by the CRA permanently. She asked if this was something that would be duplicated.

Ms. Jadusingh responded that the CRA was planning to hire a Business Assistance Coordinator, but she thought the services of the SBDC were more in-depth than the expertise level of someone at the CRA. She stated she believed Program A was a good service and staff had asked for Program B to consider as a way to help businesses. She said she did not believe the services would be duplicated but added on to.

Deputy Vice Chair Gray asked if Ms. Jadusingh felt it was something that would be needed as things reopen and move back to normal. She noted the increase came out of COVID-19 and she didn't want to fund things that reacted to COVID-19.

Commissioner Casale stated she believed the Board had discussed at the last meeting whether Program B would be more appropriate in the City rather than the CRA, and she agreed with Deputy Vice Chair Gray in respect to her comments.

Commissioner Petrolia expressed concern with the SBDC being co-located at the Chamber because the Chamber is an organization with a membership, and even though the program is open to anyone, she isn't sure what kind of reception it will bring in a the location for those who are not members. She stated she preferred to stick with Program A and see how it works out in the new location for an additional year.

Commissioner Petrolia said maybe the Board could consider amping it up in the future if budgets were more solid. She noted the CRA may want to consider linking the program into Economic Development at the City level if there was less attraction to the program after some time in the Chamber office. She stated an additional year would give a lot of information.

Commissioner Boylston asked Ms. Jadusingh to clarify that she had actually reached out to the SBDC for their recommendations, and that communication had resulted in the proposal for Program B.

Ms. Jadusingh confirmed that was correct, staff had reached out as a result of COVID-19.

Commissioner Boylston stated he was very much in favor of spending money in regard to some of the pivots that needed to be made to help businesses and residents during unprecedented times, not only the pandemic, but the recession. He noted neighboring CRA programs had jumped in with launching small business disaster relief in the form of forgivable loan programs, expanding their commercial rent reimbursement programs, and putting hundreds of thousands of dollars into programs for the next year.

Continuing, Commissioner Boylston pointed out the discussion was regarding a staff-initiated program to expand the footprint of the SBDC, which saved a lot of businesses during the past summer. He said he was very much in favor and appreciated staff for being as proactive as they could be. He asserted that he would walk into a Chamber of Commerce needing business help – member or not – before walking into a library. He noted resources are found online, not through foot traffic and said it was a no-brainer to him.

Ms. Jadusingh followed up on comments by the Commissioners. She stated the SBDC had started with the office of Economic Development, then moved to the CRA. She noted they had contacted the City about taking the program on but had not heard back. She added that the budget contemplated the full amounts.

Continuing, Ms. Jadusingh stated the plan was to advertise for the Business Assistance Coordinator position in October but wanted to be sure they got the right person with the right expertise, so a timeline was not in place. She reiterated that this had been staff-initiated.

Ms. Jadusingh asked for a gauge of the Board's level of interest in moving forward with the programs.

Chair Johnson stated she was all for keeping things more in-house, and said she wasn't sure the \$100,000 kept services in the CRA District. She noted that if the service was available to all, it should be looked at by the City.

Ms. Jadusingh clarified that the SBDC is a much larger machine, so when someone goes in through the call center, they are filtered to the appropriate avenue. She stated if it is someone in the CRA District they have priority with Ms. Ramirez, and noted she was told there is a waiting list for people not located in the CRA.

Ms. Jadusingh clarified that the Board was in support of Program A and not Program B at this time.

### C. FY21 CRA A-GUIDE FUNDING REQUEST – OLD SCHOOL SQUARE

Ms. Jadusingh explained Old School Square had also revised their A-GUIDE application. She clarified the presentation given at the August 25 meeting regarding the history of funding for Old School Square, pointing out the historical A-GUIDE funding for Old School Square was \$285,000, but additional funding had been provided over the years through the A-GUIDE and other means.

Continuing, Ms. Jadusingh showed the 15-year history of the fluctuating amounts of the management agreement with the City, pointing out the CRA had taken over funding of the management agreement in FY17, and there is now a lease agreement in its place.

Ms. Jadusingh stated the original request for \$900,000 had been revised to \$750,000, including the lease agreement. She asserted this was a level of funding Old School Square needed to sustain its operations through this year, and likely the coming years, and shared a staff recommendation for the Board to consider funding a percentage of programming until Old School Square is fully operational and staff is rehired, then gradually increasing funding as programming increases.

Shannon Eadon, Old School Square President & CEO, gave a brief *PowerPoint* presentation. She provided background on the programs and events executed by Old School Square in FY20, explaining that the Board's grant goals for events had been met or exceeded in every category. She stated most CRA objectives are met in the first two (2) quarters of the year, with plans to have more robust programming throughout the fiscal year.

Ms. Eadon shared details on attendance, stating 13,327 people had attended 44 live performances. She outlined staffing furloughs and rehiring plans as a result of COVID-19 and those utilized for virtual programming. She noted she anticipated being fully staffed by mid-October.

Continuing, Ms. Eadon stated planned construction in the fall would allow for expansion of virtual events and explained ways in which virtual events had been monetized. She said concerts, films, and a comedy event were in the planning phase, and shared details of the Page Turner Adventures program which was offered free to 4,714 Delray Beach Public Primary School students.

Ms. Eadon outlined virtual art tours, talks, and exhibits at the Cornell Art Museum which had taken place throughout the year. She stated the Creative Arts School had blown up, with a 167 percent increase in class attendance versus the same time frame in 2019. She noted additional categories had been added to the offering and more expansions were planned for fall.

Ms. Eadon shared efforts in the racial equality space, including working in collaboration with the City of Delray Beach to support the Black Lives Matter rally in Old School Square and collaborating on a series of non-political discussion in collaboration with the CRA and other Delray Beach organizations. She noted 50 percent of the artists programmed at the Old School Square Pavilion and Crest Pavilion stages are African American.

Continuing, Ms. Eadon reviewed plans for FY21 and requested funding of \$750,000 to continue the Old School Square's mission through 2020 and 2021.

Ms. Jadusingh stated that staff would like to recognize that Old School Square reduced their budget and their funding request in proportion to the budget. She asked that Ms. Eadon be given a few more minutes to discuss programming plans for the coming year, because staff's position was that funding be proportionate to the level of programming.

Ms. Eadon listed the events scheduled, including 10 partnered work shows, two (2) Palm Beach Operas, Big Bad Voodoo Daddy and other shows, Carols by Candlelight, a New Years Concert, and much more. She stated staff is waiting to sign contracts until programming in mid-October is permitted by the County and noted most staff that is not back yet is food and beverage staff.

Commissioner Boylston said he would like to say to all of the A-GUIDE applicants that he would be in favor of going back to the model of allowing each of them to do a presentation. He noted a lot of them had reached out to him, and it was not only an opportunity to help the Board better understand where the dollars are spent, but it is also a showcase for them.

Continuing, Commissioner Boylston stated he believed Old School Square was hurt the most by the new format. He noted he was on their email list so was familiar with the pivots they had made for COVID-19 and knew the record number of online courses they were doing. He stated his question was regarding additional funds above and beyond what had been funded in FY20. He asserted he had made a statement at the beginning of the A-GUIDE process that he would not be pulling the rug out from any non-profit, and would be in favor of funding the same amount as FY20 then immediately discussing a decreased amount of funds next year.

Commissioner Boylston said the Board and staff could have done a better job of providing a landscape and opportunity for discussion to happen, whether through presentations or one-on-one conversations with the Board members. He thanked Ms. Eadon for the presentation and stated he would go with staff recommendations regarding payment guidelines and would be in favor of funding the request for Old School Square.

Commissioner Petrolia stated she had a great opportunity to meet with an Old School Square Board member to discuss the ways in which they were able to pivot. She agreed there had been communication issues in getting the information and said the CRA Executive Director should be the go-between for information.

Continuing, Commissioner Petrolia asked if it was appropriate for a non-profit to be able to meet their requirements in two (2) quarters and then not be responsible for any expectations the rest of the year. She asserted she did not believe that was the intent of the Board, and said she thought it needed to be talked about. She stated she supported the CRA Executive Director's position to tie funding to programming and stated she saw there were 88 performances in the year, and said she thought it was light for a campus as wide and funding as large as Old School Square. She noted it might not include all programming but thought it should be reviewed.

Commissioner Petrolia noted she did not have a problem with funding the A-GUIDE request, and said she supported Commissioner Boylston's comment regarding bracing for potentially inevitable decreases in FY22.

Vice Chair Frankel agreed he was in support of the amended request, noting Old School Square was the jewel of the City and had experienced dramatic changes due to COVID-19.

Commissioner Casale stated she was also in support. She said she had met with two (2) Board members of Old School Square after the last meeting to learn more.

Deputy Vice Chair Gray thanked Ms. Eadon for the presentation and stated they needed to plan to tighten up and scale back, as had been discussed in past years. She noted she appreciated they had reduced their budget but had not reduced the ask of the CRA.

Deputy Vice Chair Gray stated it sounded like Old School Square might have been more successful online than in brick and mortar and asked that they continue to reach out and do more to have diversity in their performances. She asked what had happened to the applicant's endowment.

Ms. Eadon explained the endowment was used up several years ago, long before she came, to cover shortfalls in the budget.

Chair Johnson stated it had been a very difficult time for everyone, and unfortunately, they hadn't been able to talk as much as they would have liked. She said everyone had been looking to the City and CRA and they had done their level best to balance COVID-19.

Continuing, Chair Johnson explained she was conflicted regarding Old School Square. She stated it was her intention that once she got on the CRA Board and was able to voice her opinion, it was necessary to reduce the contributions to the non-profits as much as possible and encourage them to go outside and bring in money from other sources. She acknowledged fundraising was difficult and tight now because everyone was looking for funds.

Chair Johnson stated that everyone was caught a little off balance by COVID-19, and while she didn't really want to, she was going to support Ms. Jadusingh's suggestion. She noted activity could be reviewed every quarter with funding.

Ms. Jadusingh clarified that the original request was \$900,000, so the reductions in budget had resulted in a reduced ask to the CRA. She noted staff had been working hard with the Old School Square to get to this point, and thanked them, as well as all of the A-GUIDE participants for their communication as staff worked to be responsible with the dollars.

## **5. Other Business**

### **a. Comments by Executive Director**

Ms. Jadusingh provided updates on projects, noting good progress had been made and she wanted to highlight those things. She shared that the CRA had closed on the first three (3) homes in the Corey Isle Workforce Housing project, and those homes would be under construction at 328 SW 7<sup>th</sup> Ave, 326 SW 7<sup>th</sup> Ave, and 324 SW 7<sup>th</sup> Ave. She stated the building permits were issued on August 31 and the CLT closed on September 10.

Continuing, Ms. Jadusingh provided an update on the FreeBee vehicles, stating the first advertiser, Lionfish Delray Beach, was in place. She noted the other vehicles would remain with the Delray Beach logos on them, with the CRA was paying a reduced amount.

Ms. Jadusingh updated on the infrastructure grant to install a water main in the NW/SW neighborhoods, which included increased capacity for water and a fire hydrant in an area where there was not one.

Commissioner Petrolia commented on the FreeBee, noting it was originally presented as an either/or, not based on their ability to get advertising.

Ms. Jadusingh stated the Board was no longer paying for the advertising. She said they were running specials for reduced advertising rates if anyone was interested.

Chair Johnson said she was so happy to see the alley paved by Artist Alley.

Ms. Jadusingh stated the City paid for the improvement and some other minor fixes.

### **b. Comments by Board Attorney**

Mr. Doody followed up on the Corey Isle project. He stated in addition to closing on the three (3) lots, the construction loan financing was in place, and when the seven (7) additional lots are permitted by the City, the funding will be spread over all 10.

### **c. Comments by Commissioners**

Chair Petrolia stated she was getting more and more inquiries regarding BH3 having the property on the market for sale. She asked what was going on there, and said it was worth looking into.

Chair Petrolia commented on a sales notice on the first container house in the SW neighborhood at 24 NW 13<sup>th</sup> Ave. She said she wasn't sure it followed Code, but she had spotted the advertisement and thought she should mention it.

Commissioner Boylston stated the Florida Housing Coalition Conference, which many Board members had attended, had on demand sessions available. He suggested three (3), including Innovative Housing Designs for Rapid Rebuilding, Inclusionary Designs, and Leading with Equity. He stated he thought each played into the next.

Commissioner Boylston asked Ms. Jadusingh what staff's big takeaway was from the conference. He noted his was that the CRA needed to get way more aggressive. He said he thought the reason to go to conferences was to hear best practices and get inspired to do more. He noted he believes there are opportunities out there to serve more people with affordable housing.

Ms. Jadusingh stated she hadn't been able to listen to all of the sessions yet, but she did see that the equity sessions were definitely at the forefront of the conversation. She said the Delray Beach CRA was always pushing the envelope, more so than many others. She noted her takeaways from the CLT session was that Delray Beach is one of the most aggressive in the CLT arena, and that now is the time to buy. She stated everything they

mentioned, she felt like they were on the right track, and mentioned larger scale projects were something the CRA could look at.

Commissioner Boylston stated there is always a need for affordable housing, but right now there is an urgency as more people will need homes in a possible recession. He added that a big part of the discussion was creating mixed developments and not just putting all of the affordable housing products in one (1) community. He noted that was a mistake many cities had made, and it was no longer best practice.

Ms. Jadusingh said she would email the Board with the access link.

Commissioner Boylston stated that not only would they learn a lot, but they would see that in many ways the CRA was on the right track to be a leader.

Deputy Vice Chair Gray said she had been on most of the conference meetings, which was why she brought up purchasing earlier in the meeting. She noted she would like for Ms. Jadusingh to research Sadowski funds and using those for new construction.

Ms. Jadusingh stated she would research approved uses and how it would filter down from the City to the CRA.

Deputy Vice Chair Gray thanked Commissioner Casale for following up on the Pompey Park issues. She stated several residents had told her they met Commissioner Casale at the pool. She said she also wanted to thank Director of Parks and Recreation Sam Metott for following up to address the problems.

Continuing, Vice Chair Gray stated she had brought up the container home previously, and she also wasn't sure how it got approved.

Vice Chair Gray asserted that when she went to Tallahassee last year, she noticed that none of the capital projects were being lobbied by the City. She asked if the CRA needed to hire their own lobbyist. She said no one had put any paperwork in to lobby for the Pompey Park project in the past two (2) years and that needed to be kept on the forefront.

Vice Chair Gray noted former Commissioner Pamela Brinson lost her grandmother last week and asked that the CRA reach out in some way.

Chair Johnson thanked everyone for the patience and presentations today, noting she did her best to keep up with the several sets of paperwork.

Continuing, Chair Johnson stated there were many things the Board could continue to talk about. She said she didn't know what Commissioner Boylston needed to do to get the Board to better understand the school property issue, but noted she is always in favor of buying land. She noted Delray Beach had been talking about land for 100 years.

Chair Johnson said she was confused about the storage container house, noting she didn't understand how a home could be sold without water.



Commissioner Boylston agreed the container house was absolutely something the City should look into and report back to the CRA.

Ms. Jadusingh stated she had received an email with contact information regarding the container home, and noted it was approved through the City process. She said she could request an update.

## 6. Adjournment

There being no further discussion, the meeting was adjourned at 12:21 p.m.



Renee Jadusingh, Executive Director



Shirley Ervin Johnson, Board Chair