



CRA Board Regular Meeting Minutes  
Tuesday, May 25, 2021 – 4:00 p.m.  
Arts Warehouse  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh	Tracy Waterlander	Ivan Cabrera
Christine Tibbs	Kim Phan	Rob Massi
Nikki Temple	Lori Hayward	Alexina Jeannite

**OTHERS PRESENT:**

DJ Doody	James McCrae	Vera Woodson
Evelyn Dobson	Gary Eliopoulos	Raiko Knight
Christopher Redding	Nicole Myers	Kenya Madison
Serena Spates	Michelle Lawrence	Edward Stinson

**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 Shelly Petrolia, Commissioner Juli Casale, and Commissioner Kelcey Cordell Brooks (virtually).

**3. Approval of Agenda**

**Motion** by Commissioner Petrolia, seconded by Commissioner Boylston, to approve the agenda as presented. In a roll call vote, the **motion** passed (7-0).

**4. Approval of Minutes**

**a. April 27, 2021 Workshop Meeting Minutes**

Item approved with 4b.

**b. April 27, 2021 Regular Meeting Minutes**

**Motion** by Vice Chair Frankel, seconded by Deputy Vice Chair Gray, to approve the minutes from April 27 meetings as printed. In a roll call vote, the **motion** passed (7-0).

**5. May PowerPoint Presentation (for information purposes only)**

CRA Executive Director Renee Jadusingh explained the May *PowerPoint* presentation was included with the meeting backup materials for information only.

**6. Staff Reports (for information purposes only)**

- a. Monthly Work Plan Report – May 2021**
- b. Corey Jones Isle Update**
- c. Arts Warehouse Report**
- d. Funding Assistance Report**
- e. Property Management Report**
- f. Social Media/Outreach Reports – March to May 2021**

Ms. Jadusingh explained the staff reports were pulled out and listed separately to make them more prominent for the Board and public. She noted there was no action needed.

**7. Public Comments on Agenda and Non-Agenda Items**

James McCrae, 700 Lindale Blvd, shared the details of a Father's Day chess tournament to be held at Spady Museum.

Vera Woodson, 1885 Palm Cove Blvd, stated she had sent two (2) emails to the CRA and Ms. Jadusingh had been helpful, but on the website regarding the Pulte Homes project, there was no information regarding the selection criteria. She stated staff had told her there were 51 people on the list but 20 homes, and she was wondering if it was a lottery system, or how the people would be selected.

Ms. Jadusingh responded that Pulte Homes would be responsible for the home sale process. She stated the CRA had just signed the contract the previous month, so they were not quite there yet. She added that the CRA had been receiving quite a few phone calls, so they decided to start having a list to work from, but that information would be handed to Pulte Homes to go through the process once they had it established.

Ms. Jadusingh played a comment received by telephone from Montre Bennett, 323 NW 2<sup>nd</sup> Ave. Mr. Bennett commented that there should be stops to catch the Freebee from the north side to the south

side for people who do not have cars. He asked that the CRA use their extra money to help people, like having their homes repaired for free without a contract.

Ms. Jadusingh explained that the intent was to bring the traffic into the downtown area. She stated the ride had to start or stop downtown.

## **8. Consent Agenda**

- a. CRA Audited Financial Statements – Fiscal Year 2019-2020**
- b. CRA Financial Report – February 2021**
- c. CRA Financial Report – March 2021**
- d. Amendment and Addition to Community Redevelopment Agency By-Laws**
- e. 98 SW 5<sup>th</sup> Avenue Agreements –Landscape Maintenance, Solid Waste Dumpster Sharing with the Delray Beach Housing Authority, Easement Agreement for Pedestrian Clear Zone, and Dumpster Access Easement**
- f. Approval of Unity of Title and Ratification of Right-of-Way Deed, General Utilities Easement Agreement, and Easement Agreement for Pedestrian Clear Zone – 20 and 26 NW 6<sup>th</sup> Avenue. Further Authorizing the Executive Director to Execute All Documents Related to the Development of 20 and 26 NW 6<sup>th</sup> Avenue.**
- g. Award of Bid for Invitation to Bid 2021-03 – 98 NW 5<sup>th</sup> Avenue Renovation**
- h. Rejection of Bids for Invitation to Bid 2021-02 – Historic Wellbrock House Renovation**

**Motion** by Commissioner Petrolia, seconded by Commissioner Casale, to approve the Consent Agenda as presented. In a roll call vote, the **motion** passed (7-0).

## **9. Old Business**

None.

## **10. New Business**

- a. Supplemental Nutrition Assistance Program and Fresh Access Bucks Program Applications at the Delray Beach Greenmarket**

Alexina Jeannite, CRA Grants Manager, presented regarding the Fresh Access Bucks program. She explained the program increases the purchase power of Supplemental Nutrition Assistance Program (SNAP) recipients to buy fresh fruits and vegetables at farmers markets

and other approved outlets. She stated the program is administered by Feeding Florida. Ms. Jeannite explained that if Delray Beach was able to implement the program for the Green Market, it would be the only such program in Palm Beach County and one (1) of only a handful in the tri-county area. She outlined benefits of implementing the program.

Ms. Jeannite discussed the onboarding process and explained if approved, the program would roll out with the fall and winter Greenmarket. She stated staff was asking the Board to authorize the Executive Director act as responsible official for implementing the program.

Ms. Jadusingh stated Ms. Jeannite had been working hard with Lori Nolan, the Greenmarket Manager, to implement the program. She stated the application had been moving forward and now staff was seeking Board authorization. She noted this was an opportunity to expand the market and let the community know there would be additional accessibility.

Continuing, Ms. Jadusingh explained the token system that would be utilized to allow shoppers to use their EBT cards at the Greenmarket. She added that the Fresh Access Bucks doubles the purchasing power for fresh produce.

Commissioner Boylston asserted that he did not know about this program until Ms. Jadusingh educated the Board on it and when he did further research, he found that it was incredible. He stated it was a great opportunity both for shoppers and vendors. He added that he could not be more in favor of the program.

Commissioner Petrolia asked if there was any cost in adding the Fresh Access Bucks Program to the Greenmarket, and why everyone would not do it.

Ms. Jeannite responded that there was no up-front cost. She stated the equipment was provided for free, but once they were onboarded there was a five (5) percent administrative or operating fee.

Commissioner Petrolia asked for clarification on the cash handling.

Ms. Jadusingh explained that the funds came through the program, but the CRA might have to hire part-time staff to manage the register the day of. She discussed staffing considerations at the Greenmarket.

Commissioner Petrolia stated that as many opportunities as the CRA can give to get fresh vegetables and fruits to the community as a whole was great. She added that she was 100 percent behind it.

Commissioner Brooks stated it was a great idea for the Greenmarket.

Chair Johnson added that it was wonderful and expressed concern about how to get the word out. She stated that if you are a recipient of SNAP, you probably are not accustomed to going to the Greenmarket to use those funds.

Ms. Jadusingh responded that once the program is fully operational, staff would like to do a specific marketing campaign. She discussed specifics of marketing.

Chair Johnson asked how the additional help was to be addressed.

Ms. Jadusingh responded that she would probably start with someone from staff to get it set up and see how it was going, then they would probably need a day person to help out.

Chair Johnson asked if there would be a discussion regarding the personnel needs of the CRA. She stated that they are constantly adding additional programs and requirements but do not speak about the staffing needs. She added that they do remarkable work with a small group of people, but she would like to see an analysis before budget time.

Ms. Jadusingh stated that they would bring the staffing discussion to a future meeting.

Deputy Vice Chair Gray added that there were other budget items that she wanted to discuss, including the tennis tournament. She expressed concern that items were being approved without being discussed.

Ms. Jadusingh stated they had not yet received the request from the City, but once those were in place, staff would bring the items before the Board. She added that the budget was not being approved until September, and the Workshop had been just a first discussion regarding priorities.

Chair Johnson stated that they were in a pre-budget time period, and staff was bringing up the most pressing matters.

Deputy Vice Chair Gray asserted that she hoped it would work that way, because she did not feel it had worked that way in the past. She asked if the CRA was waiting for the City to make a request regarding the tennis tournament, or if they could tell the City what they were willing to pay. She expressed concern the item be paid without further discussion.

Commissioner Boylston suggested moving the item to the comment section of the agenda.

**Motion** by Vice Chair Frankel, seconded by Commissioner Boylston, to implement the Fresh Market Program and authorize the Executive Director to act as responsible official for implementation. In a roll call vote, the **motion** passed (7-0).

**b. Discussion: Delray Beach Community Land Trust – Corey Jones Isle Project Construction Loan**

Ms. Jadusingh explained that at the May meeting, the Board had requested a discussion item be placed on the agenda regarding the possibility of forgiving the \$2.4 million construction loan the CRA had provided to the Delray Beach Community Land Trust (CLT) for the Corey Jones Isle project. She explained that she had spoken with CLT Director Evelyn Dobson about how the funds could be used, if forgiven, including as a revolving construction fund, for acquisition of property or homes, or for rental property development.

Ms. Jadusingh explained that forgiving the loan would give the CLT a leg up to speed up construction of their projects. She shared the budget assessment of the Corey Jones Isle

project and reviewed options for forgiveness of the loan, as well as where the funds might come from in the budget, including:

- Option 1
  - Forgive 50 percent of the loan
    - Utilize funds from 6512 – Support for Affordable Housing Initiatives: \$1,000,000
    - Reclass funds from other budget items for remaining balance: \$227,350
- Option 2
  - Forgive the loan in Fiscal Year 2020-21
    - Utilize funds from 6512 – Support for Affordable Housing Initiatives: \$1,000,000
    - Reclass funds from other budget items for remaining balance: \$1,454,350
- Option 3
  - Forgive the loan over two (2) fiscal years
    - FY 20-21
      - Utilize funds from 6512 – Support for Affordable Housing Initiatives: \$1,000,000
      - Reclass funds from other budget items for remaining balance: \$227,350
    - FY 21-22
      - Include in the budget: \$1,227,350

Ms. Jadusingh stated the item was before the Board for discussion, and staff would recommend that the funds were used for the specific things outlined so that the CRA was tracking use.

Chair Johnson invited CLT Director Evelyn Dobson to make any additional comments.

Ms. Dobson stated that the CLT had not expected the discussion, but since the initial conversation she had spoken with the CLT's auditor about how to protect the use of the public funds. She explained that if approved, the funds would be put in a restricted account to track their use for only the items agreed upon.

Commissioner Casale stated she was appreciative of the CLT and impressed by everything they do, but her concern was the total amount forgiven over time.

Ms. Jadusingh explained the CRA has an assessment of the total funds given over time, but it was not forgiving of loans.

CRA Financial Director Lori Hayward stated the total was \$8.2 million, and \$2.5 of that was land, a portion of which was discounts given. She noted the management of rental properties for the CRA was also included in the total, and the remaining was A-GUIDE funding.

Ms. Jadusingh noted that the categories were each for specific things, which was different from the funding being discussed at this point.

Commissioner Casale thanked staff for the clarification.

Deputy Vice Chair Gray asked if the funds were operational.

Ms. Jadusingh responded that A-GUIDE funds were operational.

Deputy Vice Chair Gray stated that she would like to hear from former CRA Commissioner and current CLT Board Member Gary Eliopoulos regarding the organization and its challenges.

Mr. Eliopoulos stated that any consideration the CRA was able to give the CLT would be greatly appreciated. He noted that during the pandemic there had been winners and losers, and the real estate market and construction were booming. He shared challenges related to increasing costs and noted that he was seeing that continue into the near future.

Chair Johnson added that listening to the news, she was hearing that the cost of concrete was applying pressure. She stated that there was a pent-up need for affordable housing, and the CLT had served in that capacity for a very long time but was not exempt from the cost increases others were experiencing.

Commissioner Boylston stated that option one (1) seemed very viable and probably would not impact the budget very much. He noted that it was an unexpected expense that he did not want to have negative consequences.

Commissioner Petrolia noted that she wanted to bring the issue back to the fact that things were changing. She stated that they had pivoted at the last opportunity to bring in housing at no cost to the CRA. She expressed concern that in the future there would be funds for less homes and it would be more costly. She noted that wood had gone up so much it made building almost unaffordable. Commissioner Petrolia stated that having \$2.4 million less to leverage housing in the community could make a huge difference in future building ability.

Commissioner Boylston clarified that any funds forgiven would be put into a special fund aligned to how the CRA would use the funds. He stated that he shared Commissioner Petrolia's concern, but that part made him feel more comfortable.

Ms. Dobson asserted that this was not new for the CLT. She stated that when they started the organization, it was at the boom of the housing market. She provided a brief history and reviewed how the CLT had handled difficult times in the past.

Commissioner Petrolia responded that the difference is that in the past, there was no such thing as banked homes to leverage ability to build.

Ms. Dobson responded that she understood the difference, but the CLT was about preserving affordable housing as an organization. She added that the CLT was in the process of partnering with Sallie Mae to improve opportunities.

Deputy Vice Chair Gray asserted that the loan forgiveness was definitely something the CRA needed to do now. She noted the public comment from Ms. Woodson regarding waiting lists for affordable homes. She stated the CRA needed to look at ways to help the CLT be independent, and forgiving the loan was a way to show they were serious about affordable housing. She stated she was in support of option three (3).

Deputy Vice Chair Gray stated that the CLT had a lower rate of foreclosures and buybacks than other organizations and argued that the Board needed to look at giving the program the resources that they need.

Vice Chair Frankel asked Ms. Jadusingh for the staff recommendation.

Ms. Jadusingh stated that option three (3) was an option, as opposed to the CRA purchasing lots and then getting a letter from the CLT or other partner with a proposal. She noted that she thought the CRA could support the funds over two (2) years budget-wise.

Ms. Jadusingh added that she had spoken with counsel regarding structuring it as more of a loan as opposed to loan forgiveness to keep the transactions separate. She noted that way they could track the funds with draws for items.

Chair Johnson asked Ms. Dobson if there were any objections to what Ms. Jadusingh had recommended. She stated that she did not want to handicap the CRA's ability to move expeditiously.

Ms. Jadusingh explained that the request would not need to be on an agenda, staff would just cut a check based on the need. She noted that she had not discussed the issue with Ms. Dobson, she had just spoken with counsel earlier in the day because the CRA did not really have a policy that followed forgiving loans in this structure. She stated otherwise they would need to look at creating a policy.

Chair Johnson clarified that Ms. Jadusingh was not saying it could not be done, it was just that the CRA had never had this opportunity.

Ms. Dobson responded that she knew there would be an agreement as to receipt of the funds and use of the funds, but she would request that the Board consider the CLT handling the funds and doing a quarterly report showing how the funds had been used. She stated the CLT had proven itself fiscally accountable. She explained that would make her job a little easier and allow her to act faster on transactions.

Commissioner Boylston stated that he would be in favor of the process Ms. Jadusingh and staff had put forward as far as distribution.

Chair Johnson stated that she was in support of whatever path would be the path of least resistance. She noted she had been among those saying they were constantly strapping the CLT, while they are the one (1) consistent organization in the City which the CRA had set up to provide for affordable housing. She noted they had programs in place to make sure people would remain homeowners.



Continuing, Chair Johnson asserted that of all the housing organizations that had presented, the CLT had remained consistent over the long haul, through the ups and the downs. She stated the CRA continuously keeps the CLT poor and unable to be proactive but expects them to produce. She stated she would be in favor of option three (3), however it was formatted, and noted that they had proven themselves responsible.

Ms. Jadusingh stated that if the consensus was item three (3), she could work with Ms. Dobson to work out an action item to bring back before the Board.

Commissioner Casale noted that option (1) did not substantially change the CRA budget. She pointed out that with option three (3), \$1 million was being taken out of next year's budget. She stated they were all sitting there talking about Pompey Park and all the other things they want to do, and that change was pretty substantial. She stated she agreed with Commissioner Boylston regarding option one (1), as option three (3) was rather significant.

Ms. Jadusingh responded that all of the options would require shifting funds between projects. She stated that they had not delved deep into Fiscal Year 2021-22 yet, but obviously there would be an impact.

Commissioner Casale asserted that it would be done at the expense of something else, and that was concerning.

Chair Johnson stated staff would come back and explain where the expense would come from if there was an expense. She added that she thought the money was going to be there.

Vice Chair Frankel noted that he also favored option one (1).

**Motion** by Commissioner Boylston, seconded by Commissioner Casale, to move forward with option one (1). In a roll call vote, the **motion** passed (4-3). Chair Johnson, Deputy Vice Chair Gray, and Commissioner Brooks voted no.

**c. Discussion: Former Plumosa Elementary School Property Currently Owned by the Palm Beach County School Board**

Ms. Jadusingh stated the Board had asked that a discussion item be placed on the agenda to discuss acquiring the 10-acre Plumosa School property from the Palm Beach County School Board. She noted the item had been discussed previously, but since that time she had spoken with a representative of the Real Estate Department at the School Board. She stated the representative had requested that if the CRA is interested in the property, they put in an offer.

Ms. Jadusingh explained the last appraisal was for about \$6 million, but the property was being reappraised and an increase was expected. She noted she had requested a copy of the reports once complete. She stated there were other offers, but it was an opportunity to go in and get the conversation going at a more formal level.

Commissioner Casale asked for clarification on the current appraised value.

Ms. Jadusingh stated it was \$6 million, but during the conversation the representative did indicate they were expecting a revised appraisal of possibly \$7 to \$9 million. She noted that the numbers were rough and not finalized.

Commissioner Petrolia asked if anyone had run numbers as to how many homes the parcel could be developed into and compare that with the value the CRA is typically getting land for.

Ms. Jadusingh responded that the CRA had been purchasing lots for an average of around \$55,000, with the highest at about \$85,000.

Commissioner Casale stated that when the discussion was regarding an appraised value of \$5 million, she had calculated that it would be about \$179,000 per lot for 30 homes. She asserted that if the appraised value since then had increased, it was not really affordable.

Commissioner Boylston stated that was the appraised value, but if the CRA was going to move forward with building affordable homes there, that was aligned with one (1) of the biggest problems the School District is challenged with but can not address. He noted that the School District has the largest staff in the County. Commissioner Boylston asserted that he did not believe they were talking about purchasing the land at the appraised value. He added that what would be important was to look at the number of lots available and the price per home the CRA was willing to pay in the current market, then that would be a good spot to start as far as making an offer.

Commissioner Casale stated that if you jump it to \$65,000 per lot, it was still \$1.95 million, and they had offers from private developers.

Commissioner Boylston responded that they were not interested in selling to private developers. He stated that very rarely does the School District sell land, and when they do it is to partners such as CRAs and cities. He noted that was how the Carver land had been acquired for free. Commissioner Boylston stated he thought it would be a bad decision to not choose a number and see what their response was.

Commissioner Casale stated that she did not disagree, she just had a concern that the CRA did not have the money for Pompey Park and other things they wanted to see done.

Commissioner Boylston stated that the number one (1) priority of the CRA Board had always been affordable housing, and they were running out of land. He asserted that many different partners and staff members had expressed that they were running out of land, and this was an opportunity to acquire land to build 30 to 40 homes. He stated this was maybe a once in a lifetime opportunity. Continuing, Commissioner Boylston stated that the way the School District works, the timeline would allow for the cost to be spread over two (2) different budget years. He asserted that they could find the money, and it would be a shame on them if they did not find it.

Chair Johnson asserted that this was an example of what she had just been talking about, that when there was a political will to find the money, they find the money. She stated that the opportunity had just come up in the past four (4) or five (5) months and questioned being able to find the money for a \$6 million purchase when they could not forgive the CLT's loan

of \$2 million. Continuing, Chair Johnson stated that she was opposed to going in this direction, because the CRA keeps adding things to its list and never finishing the things already there.

Commissioner Brooks stated he agreed with Chair Johnson and Commissioner Casale that they were trying to get Pompey Park done. He asserted that if they are telling a partner, they have been working with no to a million dollars, they need to stick with that and focus on getting Pompey Park done.

Vice Chair Frankel stated that he thought it was a good opportunity, and Commissioner Boylston had brought it up a year prior. He asked if there was enough staffing at the CRA to take on this huge project and stated that he agreed that staff could find the money, whether it was through loans or other means. He asked Ms. Jadusingh for a staff recommendation.

Ms. Jadusingh responded that she did not think it was too big of a project, but it was a question of funding. She stated that as the Board was talking, she wondered if they wanted to throw out a \$2 million offer to start the conversation. She noted that would not be an expenditure that was paid now and added that it was a large piece of property and there were not any others like it. Continuing, Ms. Jadusingh stated this would be a case where the CRA would look to work with an outside partner to develop the homes. She added that staff-wise it was something they could handle.

Vice Chair Frankel responded that based on staff recommendations, he would suggest throwing a low offer out to see what the School District had to say. He stated the opportunity was ripe and it was an area where if the CRA did not do something, someone else would. He added that because they were looking for a public partner not a private one, it could be an area that sat desolate for 20 years.

Commissioner Casale asserted that there were additional costs incurred beyond purchasing the land. She stated there would be the cost of building and other costs associated, so they were not just looking at whatever they offered.

Commissioner Boylston stated that would be amazing, if years later the CRA was budgeting to start building 30 to 40 homes. He noted they do not have to do something tomorrow on the land, but there was an opportunity to take a condemned school in the middle of a neighborhood and acquire the property.

Deputy Vice Chair Gray asked who staff spoke to with the School Board.

Ms. Jadusingh responded that it was the Real Estate Manager.

Deputy Vice Chair Gray asked if the CRA knew for a fact that the School Board did not want to sell to anyone other than a government entity. She asked if it was known who else had expressed an interest.

Ms. Jadusingh stated that she just knew that the School Board had been getting other calls with interest in the parcel and that they were looking at reappraising it.

Deputy Vice Chair Gray asked if the Real Estate Manager had said that they did not want to partner with anyone else. She stated she was trying to figure out where they got the idea that the CRA was the only ones who could partner to develop it.

Ms. Jadusingh stated that information was not part of her conversation.

Deputy Vice Chair Gray stated she would not be in support of moving forward with this, as the CRA has other things to do, and she was afraid that it would become more of a priority than other things. She stated that the CRA was already dealing with housing, and no one was going to guarantee that these 30 homes would be for affordable housing. Continuing, Deputy Vice Chair Gray stated there was no way to control whether it was for teachers, police and fire, or other professionals.

Commissioner Boylston asked staff if Deputy Vice Chair Gray's statement was accurate.

Ms. Jadusingh responded that if the CRA was doing the project, funds would be spent on low income, affordable, and senior housing, so she would recommend some type of private partnership. She stated that she did think the CRA could foot the bill all on its own, but she believed that they would do some type of deed restriction on the lots.

Commissioner Boylston clarified that they could restrict the deeds.

Ms. Jadusingh stated that the CRA could do deed restrictions to guarantee it. She noted they would not be doing market rate homes but restricting for income-based housing.

Deputy Vice Chair Gray reiterated that she thought the property would get developed, as there are not that many lots, and it would be a shame on the School Board if they did not partner to get this built. She stated that she believed that they could get it done and she would not be in support of the CRA moving forward.

Commissioner Boylston stated that building homes was not what the School District does. He added that he could not think of one (1) example where they had done a private sale, but if they did, homes would get built there and they would start at \$1 million if not more. He stated that he was trying to keep that from happening by exploring the possibility of what it would cost the CRA to acquire the property.

**Motion** by Commissioner Boylston, seconded by Vice Chair Frankel, to make an offer of \$1.5 million to the School District of Palm Beach County for the Plumosa School site, and to make sure that in the offer, the mission statement of the CRA and record of providing affordable housing be included. In a roll call vote, the **motion** failed (3-4). Chair Johnson, Deputy Vice Chair Gray, Commissioner Brooks, and Commissioner Casale voted no.

Commissioner Petrolia stated that this was really a hard situation for her, because if the CRA could get a ton of property for \$1.5 million, the CLT gets some of that, Habitat for Humanity might get some, and others, but the downside was exactly what she struggled with on the earlier issue, that they were taking money from what the CRA wants to accomplish in the next couple of years. She asserted that she found herself on the fence and could go either way.

Chair Johnson stated it was a dilemma for all of the Board members. She noted that funds were limited, and she was sure the land would be developed eventually.

**d. Discussion: Notice of Intent to Lease CRA-Owned Properties at 182 and 186 NW 5<sup>th</sup> Avenue**

Christine Tibbs, Assistant CRA Director, presented the item. She explained the tenants previously in the properties, Career Source and Monogram Closet, had vacated in 2020, and a series of repairs were currently being made to prepare for lease to future tenants. Ms. Tibbs stated the Board had provided direction on the types of tenants sought, and the public notice had sought commercial tenants with daytime and nighttime operating hours.

Ms. Tibbs stated the properties were located within the Delray Beach West Settlers District, and the requirements stated were based on the CRA's Community Redevelopment Plan and CRA Board comments. She outlined the objective of the plan briefly, including a specific encouragement for minority business development and diverse shopping, services, and cultural facilities.

Continuing, Ms. Tibbs explained the notices were published and Friday, May 7 was the final day to make proposals. She explained seven (7) lease proposals were received, along with one (1) letter of intent to purchase, which was later withdrawn. She stated that the intent to purchase was withdrawn due to an overwhelming representation from Black-owned businesses and startups which had been submitted.

Ms. Tibbs reviewed the proposals, as follows:

- Educating the Mind, Body and Soul – Trauma informed yoga studio
- Let's Talk Café – Café / social networking bar
- Nicole's House – Jamaican/ Caribbean restaurant
- Roots and Fruits – Smoothie bistro and café
- Serene MedSpa – Medical spa
- Visual Adjectives – Retail / gallery
- Visual Adjectives – Retail / gallery

Ms. Tibbs stated staff was seeking direction from the Board, and reviewed options. She noted that the Board could select two (2) proposers, one (1) for each proposer and direct staff to negotiate, to invite the proposers to present at the June 10 meeting, or to republish and seek different proposals.

Commissioner Petrolia stated there were a couple of proposals that jumped out at her. She asked if anyone had done any type of background check to know that there is a good chance of success in working with the proposer.

Ms. Jadusingh responded that the proposers were start ups for the most part. She noted some were existing in some form, but were looking to expand, and added that the proposers were present if there were specific questions.

Commissioner Petrolia stated that one (1) of the things she had in mind was activity, and Jamaican cuisine in that area would be an excellent business on 5<sup>th</sup>. She added that she would support that if it was something the rest of the Board supported.

Ms. Jadusingh clarified that the restaurant Commissioner Petrolia was speaking of was Nicole's house, proposed for 182 NW 5<sup>th</sup> Ave.

Commissioner Petrolia stated that she had gone through and looked at the options, and she would not mind putting the other location on the future agenda for presentations.

Commissioner Casale stated that she was leaning in that direction, as well, because they were looking for foot traffic. She added that they might want to go back out for proposals on 186 NW 5<sup>th</sup> Ave.

Deputy Vice Chair Gray agreed with the support of the restaurant and stated that the proposer had a long history of restaurant business and would be successful. She stated there were great proposals and thanked everyone for submitting.

Continuing, Deputy Vice Chair Gray stated that she thought the café and social networking bar would be a complement to the restaurant while bringing in a lot of traffic. She added that she thought the community, including herself, could benefit from the coaching piece of the business proposal. Deputy Vice Chair Gray asked if it was known whether the café was interested in 186 NW 5<sup>th</sup> Ave, as they did not specify an address on their proposal.

Ms. Jadusingh stated the proposer would be open to either property.

Deputy Vice Chair Gray stated that she was so happy to see all of the businesses submitted, and noted that the CRA also had 95 and 98 SW and NW 5<sup>th</sup> Ave that they would be looking for participation in. She noted that the other applicants would be a perfect match for those what the CRA had planned for those sites.

Vice Chair Frankel agreed that the Jamaican restaurant sounded good. He stated that he would be hesitant to put two (2) eateries next to each other. He noted that in other areas of the CRA District, they had tried not to turn into a food court. Vice Chair Frankel stated it seemed to him that if one (1) would be a restaurant, they may want to go with a retail or gallery space in the other property.

Chair Johnson stated she grew up with 5<sup>th</sup> Avenue being the premier area, with restaurants, dentists, doctors, and grocers, then integration happened, and the avenue went dead. She asserted that she saw three (3) viable candidates on the list that she would like to ask for more information from. She explained the CRA had been asking for minority start-up businesses to encourage, and there was only one (1) restaurant on that end of the avenue. Continuing, Chair Johnson stated she loved the idea of people coming in with their laptops, but she was not sure what would be involved in the business services at the proposed café. She reiterated that they were looking for foot traffic.

Chair Johnson noted there was another Jamaican restaurant, so there would be competition about the menu options. She stated that she liked the idea of the smoothie location, as there

was not one (1) in the Northwest/Southwest Neighborhood. She noted the cottages were rather small and required a smaller operation. Chair Johnson asked the difference in the rental locations, and whether one (1) was larger than the other.

Ms. Jadusingh explained 186 NW 5<sup>th</sup> Ave was approximately 1,090 square feet and 182 NW 5<sup>th</sup> Ave was 1,450 square feet, so both were rather small. She stated that as Deputy Vice Chair Gray had mentioned, 98 NW 5<sup>th</sup> was a few steps down. She noted the top floor of that building would be coworking space and the bottom would be bays that could accommodate uses such as a dentist or a smoothie shop.

Chair Johnson stated they were looking for foot traffic day and night, so she wanted to have the eateries make presentations at a future meeting. She asserted 98 NW 5<sup>th</sup> Ave would be perfect for the Café / social networking bar.

Commissioner Boylston stated that he did not think he had enough information to make a final decision at this meeting, but he was in line with where his colleagues were leaning. He noted that the yoga studio was looking at the larger space, which was where they were hoping for a restaurant, and stated he would like two (2) presentations for each location.

Deputy Vice Chair Gray responded that the Board kept kicking the can down the road. She stated they had asked for proposals and the least they could do was to move forward with negotiating so the businesses could get started.

Commissioner Petrolia stated that the process of elimination leaves Nicole's and Let's Talk, and she was fine with talking with those two (2). She asked if anyone knew what the café would be serving.

Vice Chair Frankel stated that he thought that question went to Commissioner Boylston's point, that they did not have enough information. He asserted that they had a meeting in a few weeks and should invite the proposers to present.

Commissioner Boylston added that he was just trying to do due diligence, he was not trying to kick the can down the road. He stated he was looking to make an informed decision about two (2) important properties in an important area of the City.

Chair Johnson suggested that Visual Adjectives would create foot traffic and asked if it would be day and night traffic.

Vice Chair Frankel stated he would like to see five (5) or 10-minute presentations from the proposers. He added that he had no idea what they would be doing.

Chair Johnson agreed that time and space to present was needed. She thanked the proposers for coming forward and asked for a consensus on inviting presentations.

Commissioner Casale stated that she thought they should invite the proposals this evening so that they could get moving and get a tenant into the space. She asserted that they were relying on the CRA for a location.

Ms. Jadusingh responded that she did not know if the proposers were prepared to make presentations.

**Motion** by Vice Chair Frankel, seconded by Commissioner Casale, to invite the representatives from Let's Talk Café, Nicole's House, Visual Adjectives, and Roots and Fruits Smoothies to the June 10 meeting to give five (5) minute presentations. In a roll call vote, the **motion** passed (4-2). Deputy Vice Chair Gray and Commissioner Petrolia voted no.

## 11. Other Business

### a. Comments by Executive Director

Ms. Jadusingh thanked the proposers for 182 and 186 NW 5<sup>th</sup> Ave and noted that there was other interest that was turned away because it was not on target.

Ms. Jadusingh stated there had been a discussion at the City Commission about a joint Public Private Partnership (P3) workshop with the CRA Board, and it looked like that would be happening on June 10. She noted the consultant who was doing goal setting with the City and bond counsel would be presenting.

### b. Comments by Board Attorney

None.

### c. Comments by Commissioners

Deputy Vice Chair Gray stated she had gone by Pompey Park and they had finally started the bathrooms. She added that hopefully the work would be finished before summer programs. Continuing, Deputy Vice Chair Gray asserted the CRA was doing a great job, as evidenced by the projects taking place and where the dollars are going, which is to eliminate slum and blight and back into the communities that have qualified Delray Beach to have a CRA.

Chair Johnson thanked staff for everything they had done since the last meeting. She stated they had been supportive of every event, activity, and requirement put before them.

Chair Johnson stated Cross Ministries would be having a thank you for the support of the City and CRA and invited everyone to attend. She commented briefly on the work of the consultant working with the City on goal setting.

## 11. Adjournment

There being no further discussion, the meeting was adjourned at 5:56 p.m.



Renee Jadusingh, Executive Director



Shirley Ervin Johnson, Board Chair