



CRA Board Regular Meeting Minutes  
Tuesday, May 24, 2022 – 4:00 p.m.  
Arts Warehouse  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh, Esq.  
Kim N. Phan, Esq.

Christine Tibbs  
Gina Clayton

Alexina Jeannite  
Tracy Waterlander

**OTHERS PRESENT:**

Laura Simon

Darren Smith

Michael Henzy

**1. Call to Order**

Chair Johnson called the meeting to order at 4:11 p.m.

**2. Roll Call**

**CRA Board Members Present:** Chair Shirley Ervin Johnson, Vice Chair Angie Gray, Deputy Vice Chair Juli Casale, Commissioner Ryan Boylston, Commissioner Adam Frankel and Commissioner Kelcey Brooks.

**3. Approval of Agenda**

**Motion** by Vice Chair Gray, seconded by Commissioner Frankel, to move Items 9a and 9b to the Consent Agenda In a roll call vote, the **motion** passed (5-1). Commissioner Boylston voted nay.

**Motion** by Vice Chair Gray, seconded by Deputy Vice Chair Casale to approve the agenda as amended. In a roll call vote, the **motion** passed (6-0).

**4. Powerpoint Presentation for May Board Meeting**

Included for information only.

**5. Staff Reports**

**A. Monthly Work Plan Report**

**B. Arts Warehouse Report**

**C. Funding Assistance and Community Engagement Report**

**D. Property Management Report**

**E. Social Media Report**

Included for information only.

**6. Public Comments on Agenda & Non-Agenda Agenda Items**

Chair Johnson opened public comments.

Laura Simon from the Downtown Development Authority (DDA) invited everyone to attend the Art and Jazz on the Avenue event. She noted the DDA is hosting a Town Hall meeting on June 1, 2022, from 5:30 until 8:00 p.m. at the Arts Garage.

Chair Johnson closed public comments.

**7. Consent Agenda**

**A. April 26, 2022 – Regular Meeting Minutes**

**B. CRA Financial Report – February 2022**

**C. CRA Financial Report – March 2022**

**D. Funding Agreement – Delray Beach Community Land Trust, Inc.**

**E. Amendment Interlocal Agreement Between The City Of Delray Beach And Delray Beach Redevelopment Agency For Funding The Re-Sodding Of Seacrest And Hilltopper Athletic Facilities**

**F. Approve Repurchase Agreement – Habitat For Humanity Of South Palm Beach County, Inc. – 242 NW 6th Avenue - \$2,000.00**

**G. CRA First Amendment To The Construction Loan Agreement With Hatcher Construction & Development, Inc.**

**H. Historic Façade Improvement Funding - Reed & Reed Inc (353 N Swinton Avenue) For An Amount Not To Exceed \$43,638.88**

**I. Project Consultancy & Design Services Funding Application - Romau, LLC (103 NW 5th Avenue)**

**J. Budget Amendment No. 1, Fiscal Year 2021-2022**

**K. Resolution No. 2022-04 – Agreement For Purchase & Sale – 250 NW 8th Avenue And 256 NW 8th Avenue, Lots 1, 31 And 32 - \$345,000.00**

**Motion** by Commissioner Petrolia, seconded by Commissioner Frankel, to approve the Consent Agenda. In a roll call vote, motion passed (6-0).

## 8. Old Business

None.

## 9. New Business

Items 9a and 9b were moved and approved under the Consent Agenda.

### C. Delray Beach Housing Authority - Update On Island Cove Apartments

Ms. Jadusingh provided a brief background on the project.

Darren Smith, Principal at Smith & Henzy Advisory Group, provided an update on Island Cove Apartments. He reviewed the project timeline, site location, project description, rental rates, and 2022 income limits. He noted the following items are needed to close:

- Delray Beach CRA Board Approval of Grant Agreement
- City of Delray Beach Permit Approval
- Subsidy Layering Review (SLR) approval from HUD
- Florida Housing Finance Corporation (FHFC) and Palm Beach County HFA board approval (Scheduled for June 17)

Michael Henzy, Principal at Smith & Henzy Advisory Group, provided an update on the permits.

Mr. Smith continued by presenting the amenities, features, and floor plans.

Commissioner Boylston asked about leveraging CHIRP funding. Mr. Smith replied they did not need to utilize that funding opportunity for this project. He confirmed they are leveraging the Hometown Heroes program and existing sources of funding.

Chair Johnson asked about the process for selecting tenants. Mr. Smith confirmed they will comply with Fair Housing mandates and the only preference will be for Hometown Heroes participants for qualified units. He noted it is a first-come, first-served process.

Ms. Jadusingh stated the funding agreement will be brought to the June meeting.

## 10. Other Business

### A. Comments by Executive Director

Ms. Jadusingh updated the Board that, at the request of the City Commission, she has a meeting scheduled with the City Manager on May 31, 2022, to discuss operations at the Cornell Museum.

Chair Johnson stated that funding needs to be discussed if additional operational responsibilities are assumed.

Vice Chair Gray expressed concern about the size and scope of managing the Cornell Museum.

A brief discussion ensued about the museum and staff's capacity.

Ms. Jadusingh noted the full Audit presentation will be presented at the July 14, 2022, CRA Board Meeting. She reviewed the 2022 Rock the Block event, We Heart Small Biz Month, the CRA Plan Amendment Public Outreach Meeting, Juneteeth celebrations, Authors Speaks Series, and the October 2022 FRA Annual Conference.

**b. Comments by Board Attorney**

No additional comments.

**c. Comments by Commissioners**

Vice Chair Gray said the Public Outreach Meeting was amazing. She enjoyed the roundtable and the facilitator.

Chair Johnson acknowledged the Juneteenth events.

**11. Adjournment**

There being no further discussion, the meeting was adjourned at 4:50 p.m.

  
Renee Jadusingh, Executive Director

  
Shirley Ervin Johnson, Board Chair