



CRA Board Regular Meeting Minutes  
Tuesday, January 24, 2023 – 4:00 p.m.  
Arts Warehouse  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh, Esq.  
Lori Hayward  
Ivan Cabrera

Christine Tibbs  
Gina Clayton  
Tracy Waterlander

Kim N. Phan, Esq.  
Alexina Jeannite

**OTHERS PRESENT:**

Randy Holihan

**1. Call to Order**

Chair Johnson called the meeting to order at 4:00 p.m.

**2. Roll Call**

**CRA Board Members Present:** Chair Shirley Johnson, Vice-Chair Angie Gray, Deputy Vice-Chair Juli Casale, Commissioner Ryan Boylston, Commissioner Kelcey Brooks, and Commissioner Shelly Petrolia

**3. Approval of Agenda**

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

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

Included for information only.

**5. Staff Reports**

Included for information only.

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

Randy Holihan, 2513 Trentwood Boulevard, Belle Isle, asked what the status was of the 600 Block on West Atlantic that is under litigation with BH3 Management. Ms. Jadusingh said there was no comment at this time.

## **7. Consent Agenda**

- A. DECEMBER 8, 2022 - REGULAR MEETING MINUTES**
- B. CRA FINANCIAL REPORT – OCTOBER 2022**
- C. CRA FINANCIAL REPORT – NOVEMBER 2022**
- D. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH REDEVELOPMENT AGENCY FOR PARTNERSHIP FOR THE 2023 DELRAY BEACH OPEN TENNIS TOURNAMENT - \$905,000**
- E. 250 NW 8th AVENUE – DEMOLITION**
- F. SITE DEVELOPMENT ASSISTANCE FUNDING - JERK & LIME AT NICOLE’S HOUSE, LLC (182 NW 5TH AVENUE) FOR AN AMOUNT NOT TO EXCEED \$68,416.**

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

## **8. Old Business**

### **A. 700 WEST ATLANTIC AVENUE TENANTS**

Ms. Jadusingh noted they need to have the tenants vacate prior to receiving the demolition permit. She clarified they will give tenants notice to vacate by August 31, 2023 and then demolition will begin.

**Motion** by Commissioner Boylston, seconded by Vice-Chair Gray, to approve 8A. In a roll call vote, **motion** passed (6-0).

## **9. New Business**

### **A. AWARD OF BID FOR INVITATION TO BID CRA 2022-01-R - 95 SW 5th AVENUE COMMERCIAL BUILDING CONSTRUCTION PROJECT**

Ms. Tibbs reviewed the history of the project and twelve (12) bids received by the bid due date. She noted there were deficiencies in four (4) bids, including omitted documentation. She summarized the first and second review. After conducting the review, the architectural consultant, Song, stated out of the eight (8) Schedule of Values reviewed, only Hatcher Construction and Development, Inc. and Ahrens Enterprises, Inc. DBA Ahrens Companies provided a Schedule of Values with a breakdown that can be compared with what was specified in the ITB documents.

She continued by summarizing the third review and method of award. She noted staff recommend the award of bid to Ahrens Enterprises, Inc. DBA Ahrens Companies, the lowest and responsive and responsible Bidder, in the amount \$2,739.968 and requested the Board authorize CRA Board Chair to execute the negotiated agreement with Awarded Bidder, and any and all related documents for the Project in a form that is acceptable to the CRA Legal Advisor.

Deputy Vice-Chair Casale asked about prior experience with Ahrens. Ms. Jadusingh said they have no prior experience, but they are a Palm Beach County and have completed several large projects in the Tri-County area. She added they have a long history in the Palm Beach County.

Vice-Chair Gray stated she supports staff's recommendation.

**Motion** by Commissioner Boylston, seconded by Commissioner Petrolia, to approve bid CRA 2022-01-R. In a roll call vote, **motion** passed (6-0).

## 10. Other Business

### A. Comments by Executive Director

Ms. Jadusingh informed the Board with an update on Carver Square and shared we have received notice from Pulte that the project is expected to be finished around March or April. A few families have already closed on their homes and moved in. She also reminded the Board there will be an official ribbon cutting event and details will follow. She also informed the Board that a Bid for a Request for Proposals for the Commercial Property Management Services for 98 NW 5<sup>th</sup> Avenue will go out tomorrow on Wednesday, January 25, 2023.

Ms. Jadusingh highlighted some upcoming events. The next 'Crafted on the Ave' event will be held on Saturday, January 28<sup>th</sup> from 1:00 – 5:00 p.m. at Libby Wesley Plaza. The remaining 2023 'Crafted on the Ave' dates were also provided to the Board. The Authors Speak Series will be returning this spring. Together with the Spady Museum and the Arts Garage, the three-part enlightening lecture series will be held at the Arts Garage. The 2023 dates for the upcoming series are February 23, April 27, and June 15.

Ms. Jadusingh also announced Ms. Hayward's retirement and recognized her service with a plaque, presented by Chair Johnson. The plaque read: "Presented to Lori Hayward, Director of Finance and Operations. Thank you for 14 years of Service to the Delray Beach Community Redevelopment Agency. Your dedication has made a significant impact to the Agency and fulfilling our mission. Congratulations on your Retirement!" The Board thanked Ms. Hayward for her service.

Ms. Hayward thanked the Board and CRA staff.

**B. Comments by Board Attorney**

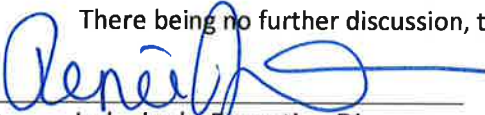
Ms. Phan congratulated and thanked Ms. Hayward.

**C. Comments by Commissioners**

Vice-Chair Gray encouraged people to visit the Library to check out the resources. She noted they are experiencing challenges with building maintenance. She spoke about the budget and opportunities to acquire future properties. She encouraged support of the Author Speaks series.

**11. Adjournment**

There being no further discussion, the meeting was adjourned at 4:32 p.m.

  
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Renee Jadusingh, Executive Director

  
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Shirley Johnson, Chair