



CRA Board Regular Meeting Minutes  
Tuesday, April 23, 2024 – 4:00 p.m.  
City Hall Commission Chambers  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh, Esq.  
Tracy Waterlander

Christine Tibbs

Ashlyn Darden, Esq.

**OTHERS PRESENT:**

Rhonda Giger  
Emanuel 'Dupree' Jackson

**1. Call to Order**

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

**2. Roll Call**

**CRA Board Members Present:** Chair Tom Carney, Vice-Chair Angela Burns, CRA Commissioner Juli Casale, CRA Commissioner Rob Long, and CRA Commissioner Tom Markert.

**3. Approval of Agenda**

**Motion** by Vice-Chair Burns, seconded by Commissioner Casale, to approve the Agenda. In a roll call vote, **motion** passed (5-0)

**4. April PowerPoint Presentation (Included for information only)**

**A. APRIL POWERPOINT PRESENTATION**

**B. PRESENTATION BY PALM BEACH COUNTY COMMISSION ON ETHICS**

Rhonda Giger, General Counsel from the Palm Beach County Commission on Ethics, provided a brief introduction to the Board. She noted a focus on broadening outreach and conducting more in-person trainings.

**C. PRESENTATION BY EJS PROJECT**

Ms. Jadusingh provided a brief background and introduction on the partnership. Emanuel 'Dupree' Jackson, Founder & Executive Director of EJS Project, spoke to the Board, and led a presentation on his organization. He reviewed the following: Meet The Team; Meet The Volunteers; Meet The Board; Who We Are; Where It Started; and What We Promised.

EJS staff continued the presentation and reviewed: 'Bout Dat Action Program; Purpose Pays Program; Each One Team One Program; Project Hub; and Student Enrollment; and Student Hours.

Mr. Jackson spoke about money raised over the years.

Program participants shared their EJS experiences.

The CRA Commissioners thanked EJS Project for their valuable work.

**5. Staff Reports (For Information Purposes Only)**

- A. MONTHLY WORK PLAN REPORT**
- B. ARTS WAREHOUSE REPORT**
- C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT**
- D. PROPERTY MANAGEMENT REPORT**
- E. SOCIAL MEDIA REPORT**

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

There were none.

**7. Consent Agenda**

- A. REGULAR BOARD MEETING MINUTES**
- B. CRA FINANCIAL REPORT – JANUARY 2024**
- C. CRA FINANCIAL REPORT - FEBRUARY 2024**
- D. SECOND AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH SOD UNLIMITED, INC.**
- E. REQUEST FOR QUALIFICATIONS FOR NW 800 BLOCK OF WEST ATLANTIC AVENUE DESIGN/BUILD REDEVELOPMENT PROJECT**

- F. **PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - MONNILIA INVESTMENT LLC (601 W ATLANTIC AVE, CRA SUB AREA #3) IN AN AMOUNT NOT TO EXCEED \$3,018.96.**
- G. **FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - BLANC BEAUTY SALON HAIR AND NAIL INC.**
- H. **PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE APPLICATION - RABBIT HOLE DELRAY, LLC (98 NW 5TH AVENUE) IN AN AMOUNT NOT TO EXCEED \$4,845.**
- I. **DELRAY CHAMBER EDUCATION FUND - BUS SHELTER WRAP - W. ATLANTIC LOCATION HONORING VILLAGE ACADEMY IN AMOUNT NOT TO EXCEED \$2,500.**
- J. **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING DATES - MAY 2024 THROUGH FEBRUARY 2025**

**Motion** by Commissioner Casale, seconded by Commissioner, Markert, to approve the Consent Agenda. In a roll call vote, **motion** passed (5-0).

## **8. Old Business**

- A. **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE FOLLOW UP**

Ms. Jadusingh provided a brief background on the item.

Commissioner Long stated he was open to members who rent, providing there was a minimum length of time. He also supported allowing spouses.

Commissioner Markert agreed with Commissioner Long's comments but noted he also supported opening the applications again for a short time period.

Commissioner Casale advocated for representatives from 8 areas and not all at-large members. She expressed concern about lack of redevelopment projects for the Advisory Board to consider. Commissioner Casale voiced support for members from trusts residing in the area, but not for renters. She then requested Ms. Jadusingh to elaborate on ongoing initiatives aimed at community engagement. Ms. Jadusingh proceeded to outline recent social events organized to gather feedback on projects. Commissioner Casale noted the significant input they were already receiving.

Vice-Chair Burns supported the recommended subareas, spouses, trust members, and renters.

Chair Carney endorsed the recommendations concerning spouses, trust members, and renters, emphasizing a preference for area representation over all at-large members. He voiced apprehension regarding a three-year term and proposed shorter initial terms instead.

Commissioner Casale reiterated the community engagement already occurring.

Discussion ensued about next steps. There was consensus to reopen the application process, with the directive for staff to present recommended amendments for consideration at the next meeting.

**B. CANCELLATION OF REQUEST FOR PROPOSALS CRA NO. 2024-02 PROPERTY MANAGEMENT SERVICES FOR 98 NW 5TH AVENUE**

Ms. Tibbs provided a brief background on the item and noted staff recommendation cancelation of the RFP due to lack of responses.

**Motion** by Commissioner Casale, seconded by Vice-Chair Burns, to approve Item 8B. In a roll call vote, **motion** passed (5-0).

**9. New Business**

**A. APPOINTMENT OF CRA OFFICER: DEPUTY VICE-CHAIR**

Ms. Jadusingh explained the statute dictates the CRA appoint the Deputy Vice-Chair.

**Motion** by Commissioner Long, seconded by Commissioner Casale, to nominate Commissioner Markert as the Deputy Vice-Chair. In a roll call vote, **motion** passed (5-0).

**10. Other Business**

**A. Comments by Executive Director**

Ms. Jadusingh highlighted the following: 2023 CRA Annual Report; Rock the Block; the CRA Saturday Social. She officially welcomed Chair Carney, Commissioner Casale, and Commissioner Markert to the CRA.

**B. Comments by Board Attorney**

Ms. Darden welcomed new and previous Commissioners.

**C. Comments by Commissioners**

Chair Carney reiterated the value of renters.

**11. Adjournment**

There being no further discussion, the meeting was adjourned at 5:09 p.m.

  
Renee Jadusingh, Executive Director

  
Tom Carney, Chair