



CRA Board Regular Meeting Minutes  
Thursday, August 29, 2024 – 4:00 p.m.  
City Hall Commission Chambers  
Delray Beach, FL 33444

**STAFF PRESENT:**

Renee Jadusingh, Esq.  
Gina Clayton

Christine Tibbs  
Tracy Waterlander

Donald Doody, Esq.

**OTHERS PRESENT:**

Debra Walker  
Cynthia Ridley

Chuck Ridley  
Ann Stacy Wright

Montre Bennett  
Jessica Seymour

**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, Deputy-Vice Chair Tom Markert (virtual); CRA Commissioner Juli Casale, and CRA Commissioner Rob Long

**3. Approval of Agenda**

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

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

**A. AUGUST POWERPOINT PRESENTATION**

**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 Items**

The following spoke in support of naming 98 NW 5<sup>th</sup> Avenue after the Edmonds and Baines Family:

- Ms. Debra Walker, 1412 NW 2nd Street, Delray Beach
- Ms. Cynthia Ridley and Mr. Chuck Ridley, 210 NW 2nd Avenue, Delray Beach
- Ms. Ann Stacy Wright, 225 SW 7th Avenue, Delray Beach
- Mr. Montre Bennett, 323 NW 2nd Avenue, Delray Beach

**7. Consent Agenda**

**A. REGULAR BOARD MEETING MINUTES**

**B. CRA FINANCIAL REPORT – JULY 2024**

**C. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CARVER SQUARE PARK**

**D. SECOND AMENDMENT TO PROJECT CONSULTANCY & DESIGN SERVICES PROGRAM FUNDING AGREEMENT - HARVEY INSURANCE SOLUTIONS INC. (20/26 NW 6th AVENUE)**

**E. INDEPENDENT CONTRACTOR AGREEMENT FOR ARTISTIC SERVICES - THE ATLANTIC CURRENT, LLC**

**F. THIRD AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH SOD UNLIMITED, INC.**

**G. SEVENTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE**

**H. RESOLUTION 2024-09 - APPROVE AN EASEMENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FOR THE COMMERCIAL CONSTRUCTION PROJECT LOCATED AT 95 SW 5TH AVENUE**

**I. HOLD HARMLESS AGREEMENT WITH THE CITY OF DELRAY BEACH FOR AWNING AT 95 SW 5th AVENUE**

**Motion** by Commissioner Casale, seconded by Vice-Chair Burns, 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 and displayed the current RAC members, selected to represent Subareas 4,5,6, and 8. She requested an appointment from Commissioner Long for Subarea 7 and displayed the RAC applicants.

**Motion** by Commissioner Long, seconded by Vice-Chair Burns, to appoint Kristina Lebrevelec to represent Subarea 7. In a roll call vote, motion passed (5-0).

**B. APPOINT THE WEST ATLANTIC MASTER PLAN/THE SET TRANSFORMATION PLAN STEERING COMMITTEE MEMBERS**

Chair Carney asked for clarification about the Steering Committee parameters. Additionally, he asked for Ms. Jadusingh to further explain the West Atlantic Master Plan and the Set Transformation Plan.

Ms. Jadusingh stated there was a previous document called the Set Transformation Plan and when the West Atlantic Master Plan was adopted, the Board decided to remove references to "The SET" naming. However, approximately a year ago, the Board expressed an interest to go back to The SET Transformation Plan name. She noted the quotes received were for a full plan amendment update and would require them to go out to bid. Ms. Jadusingh said they opted for a scaled-down version and updated demographics and statistics. She mentioned next steps would be to look at appointing a steering committee.

Chair Carney asked for clarification regarding the steering committee.

Ms. Jadusingh stated there was not a set process and described various options. She recommended identifying five members who reside or work in the West Atlantic area and have longstanding ties within the neighborhood.

Commissioner Casale inquired about the possibility of appointing a former resident with historical knowledge. Ms. Jadusingh responded that the decision would be at the Board's discretion. Commissioner Casale also proposed reviewing what has been achieved and what remains outstanding. Additionally, she discussed future financing options that would not rely on city funding.

Commissioner Long preferred citizen input during the process and noted the steering committees should only include individuals who currently live within The SET.

Discussion followed regarding West Atlantic Avenue and The SET Transformation Plan, including the consideration of having two separate plans.

Deputy Vice-Chair Markert agreed with the discussion on separating the plans while ensuring they remain in harmony.

Discussion ensued to table the item and host a workshop.

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

**C. UPDATE AND DISCUSSION - THE DELRAY BEACH CRA REDEVELOPMENT PLAN AMENDMENT**

Ms. Jadusingh introduced the item and welcomed Jessica Seymour, Principal Program Coordinator, from Treasure Coast Regional Planning Council to present.

Ms. Seymour reviewed the following updates: Project Purpose; Project History; Delray Beach CRA; Plan Organization; Public Outreach; CRA Goals; Legislative Updates: Area-wide and Neighborhood Plans; CRA Needs and Goals; CRA Projects; CRA Programs; Appendix A: CRA Sub-areas; Appendix B: Demographic Profiles by CRA Sub-area; and Appendices C-F. She welcomed input.

Commissioner Casale asked community recommendations. Ms. Seymour said they tie back to either programs, projects, or an existing plan. She emphasized the intent was to memorialize the public input.

Chair Carney inquired about the goal of the resiliency plan. Ms. Seymour stated it is both an economic and environmental look. Ms. Jadusingh further described the intent of the resiliency plan and the CRA's role.

Ms. Jadusingh noted that the item would be brought back to the CRA and eventually presented to both the City Commission and County.

**D. DISCUSSION - UPDATE ON THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET PRESENTATION FOR FISCAL YEAR 2024-2025**

Ms. Gina Clayton, Director Finance and Operations, reviewed the Fiscal Year 24-25 Budget Follow Up Discussion.

Ms. Jadusingh stated that the city had requested \$27M for the Northwest neighborhood infrastructure project for this fiscal year. She noted that they currently have \$8M, leaving a shortfall of \$19M for the request.

Commissioner Casale inquired about the possibility of utilizing Pompey Park funding if needed. Ms. Jadusingh noted that the Northwest project was still in the design phase and that the CRA has the ability to incur debt if the City cannot.

Ms. Jadusingh continued the presentation to address questions from the previous budget discussion. She provided additional update about Clean & Safe and the Interlocal Agreement Fire Prevention & Life Safety Captain.

## 9. New Business

### A. 98 NW 5TH AVENUE - SIGNAGE AND NAMING OF BUILDING

Ms. Christine Tibbs, Assistant Director, provided a brief background on the item and history of the property.

Commissioner Long expressed openness to any option but questioned whether it should include both the Bane and Edmonds family names.

Discussion ensued about including both names.

Ms. Jadusingh displayed where the name signage would be installed.

**Motion** by Vice-Chair Burns, seconded by Commissioner Casale, to approve the naming of the building to be the Edmonds Baine building. In a roll call vote, **motion** passed (5-0).

## 10. Other Business

### A. Comments by Executive Director

Ms. Jadusingh highlighted the following: CRA Social (September 5); National Clean Up Day (September 21); and 2024 Florida Redevelopment Association Annual Conference.

### B. Comments by Board Attorney

No comments.

### C. Comments by Commissioners

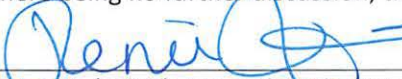
Vice-Chair Burns attended the 37th Annual Affordable Housing Conference and highlighted projects from other municipalities.


Commissioner Casale briefly discussed Accessory Dwelling Units (AUDs).

No additional Board comments.

## 11. Adjournment

There being no further discussion, the meeting was adjourned at 5:03 p.m.

  
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Renee Jadusingh, Executive Director

  
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Tom Carney, Chair  
Angela Burns, Vice-Chair