



CRA Board Regular Meeting Minutes
Monday, November 18, 2024 – 3:00 p.m.
City Hall Commission Chambers
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh, Esq.
Tracy Waterlander

Christine Tibbs

Gina Clayton

OTHERS PRESENT:

Donald Doody, Esq.
Jenny Davidson

1. Call to Order

Chair Carney called the meeting to order at 3:00 p.m.

2. Roll Call

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

3. Approval of Agenda

Motion by Commissioner Casale, seconded by Vice-Chair burns, to approve the Agenda. In a roll call vote, **motion** passed (4-0).

4. November PowerPoint Presentation (Included for information only)

A. NOVEMBER 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 Agenda Items

Carter Van Voris, 265, NE, Fifth Avenue, reiterated a bid for her project, highlighting its second-place finish in 2019 and emphasizing the benefits of developing the three-block area on West Atlantic as a cohesive plan. She noted the need for extensive site work, such as sewers and water lines, and stressed the importance of creating a unified community with economies of scale, rather than separate developments. She proposed a public-private partnership to provide attainable housing and emphasized that a cohesive promenade with complementary businesses would help create a vibrant, walkable destination.

Jeff Sowards, 185 NE 4th Avenue, clarified a comment from the last workshop about whether the three blocks on West Atlantic should be developed as one project or three. He initially supported three separate developments to ensure diversity and an evolving town feel, similar to East Atlantic's organic growth. After meeting with Sonny and Carter, he acknowledged the validity of a single developer approach, emphasizing the need for architectural strategies to maintain diversity. Mr. Sowards stressed that his priority is the town's appearance and expressed confidence in creating the desired outcome.

Montre Bennett, 323 NW 2nd Avenue, thanked the CRA for hosting a well-attended social event, noting its value in engaging community members. He advocated for keeping the three-block development diverse, allowing multiple entities to benefit rather than a single company. Mr. Bennett emphasized the importance of including community voices in the process, highlighting the neighborhood's desire for amenities like a grocery store and a bank to serve their needs.

Renee Grant, 3765 NW 9th Street, expressed interest in the tenant opportunities in the Edmonds Baine Building, at 98 NW 5th Avenue, Delray Beach, FL 33444.

7. Consent Agenda

- A. WORKSHOP MEETING MINUTES**
- B. REGULAR BOARD MEETING MINUTES**
- C. CRA FINANCIAL REPORT - SEPTEMBER 2024**
- D. SITE DEVELOPMENT ASSISTANCE FUNDING - TOUCH OF POSH SALON (98 NW 5TH AVENUE, SUITE 102) IN AN AMOUNT NOT TO EXCEED \$35,171.25**
- E. RESOLUTION 2024-13 - APPROVE A PURCHASE AND SALE AGREEMENT WITH CAROLYN L. YOUNG FOR THE PURCHASE OF PROPERTIES LOCATED NEAR NW 9th AVENUE - PCN 12-43-46-17-22-002-0020 AND PCN 12-43-46-17-22-002-0030**
- F. ACCEPTANCE OF SOLID WASTE AUTHORITY OF PALM BEACH COUNTY'S BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT**

- G. **RESOLUTION NO. 2024-14 - AGREEMENT FOR VEHICLE TOWING AND STORAGE SERVICES AT CRA-OWNED AND OR MANAGED PARKING FACILITIES**
- H. **SIXTH AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SONG + ASSOCIATES, INC. FOR DESIGN, CONSULTING, AND CONSTRUCTION ADMINISTRATION SERVICES FOR 95 SW 5TH AVENUE**
- I. **EIGHTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE**
- J. **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 3, FISCAL YEAR 2023-2024**
- K. **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 1, FISCAL YEAR 2024-2025**
- L. **FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2023-2024**
- M. **INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2024-2025**

Motion by Commissioner Casale, seconded Vice-Chair Burns, to approve the Consent Agenda. In a roll call vote, motion passed (4-0).

8. Old Business

There was none.

9. New Business

- A. **AWARD REQUEST FOR PROPOSAL CRA NO. 2024-06 - FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE /WORKFORCE HOUSING TO BOYNTON BEACH FAITH BASED COMMUNITY DEVELOPMENT CORPORATION, INC.**

Ms. Christine Tibbs, Assistant Director, introduced the item and provided a brief background.

Ms. Tibbs presented the following: Location Map; Overview of the Proposals; Evaluation Requirements, Criteria, and Points; Total Scores; and Recommended Action.

Commissioner Casale expressed enthusiasm for the project, noting the favorable price and the inclusion of the land, addressing a common concern among residents. She commended

the Community Land Trust for its contributions to the city and praised Habitat for Humanity, but she stated the correct choice had been made.

Chair Carney asked if the decision criteria heavily focused on price. Ms. Tibbs explained that one-third of the scoring was based on the offer price, without considering whether land was included. Chair Carney noted that higher-priced homes might better benefit neighborhoods by raising property values and cautioned against overly prioritizing low prices.

Discussion ensuing about criteria and scoring.

Deputy Vice-Chair Markert and Vice-Chair Burns stated they were in support of accepting the Evaluation Committee's recommendation, and awarding the RFP CRA No. 2024-06 for the Disposition of a CRA-owned Vacant Lot located at 238 SW 14th Avenue for the Development of Affordable/ Workforce Housing to the Boynton Beach Faith Based Community Development Corporation, Inc., and to authorize CRA staff to enter into contract negotiations with the Boynton Beach Faith Based Community Development Corporation, Inc.

Motion by Commissioner Casale, seconded Vice-Chair Burns, to approve Item 9A. In a roll call vote, **motion** passed (4-0).

B. AWARD REQUEST FOR PROPOSAL CRA NO. 2024-07 - FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE /WORKFORCE HOUSING TO HABITAT FOR HUMANITY OF GREATER PALM BEACH COUNTY, INC.

Ms. Christine Tibbs, Assistant Director, introduced the item and provided a brief background.

Ms. Tibbs presented the following: Exhibit A- Subject Property's Location Map; Overview of the Proposals; Evaluation Requirements, Criteria, and Points; Total Score; and Recommended Action.

Commissioner Casale expressed appreciation for Habitat for Humanity but noted concerns about the expense of the homes. She asked if the process must proceed as planned. Ms. Jadusingh explained that Habitat could clarify the sales price, noting the presence of two mortgages, including a silent second mortgage, and deferred to Habitat to provide details on the total mortgage cost.

Jenny Davidson, Habitat for Humanity, explained that Habitat for Humanity set sales prices based on appraisals to maintain neighborhood values. The mortgage system included a first mortgage capped at thirty percent of the homeowner's income and a silent second mortgage to protect Habitat's investment. If a homeowner moved after five years, Habitat would have the right of first refusal to repurchase the property. Otherwise, the homeowner could sell on the open market, provided the sale covered the second mortgage. She noted most homeowners stayed long-term, with the silent second forgiven once the first mortgage was paid off.

Commissioner Casale asked if a child of the homeowner could take over the home after 30 years. Ms. Davidson confirmed this was possible and explained Habitat's model of shared appreciation, where homeowners gain more of the property's appreciation over time. She noted that in the first five years, homeowners realize five percent of the appreciation, with the percentage increasing the longer they remain in the home.

Motion by Commissioner Casale, seconded Vice-Chair Burns, to approve Item 9B. In a roll call vote, **motion** passed (4-0).

C. RESOLUTION 2024-17 - PUBLIC NOTICE OF INTENT TO DISPOSE OF PORTIONS OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTY - 106 NW 10TH AVENUE

Ms. Christine Tibbs, Assistant Director, introduced the item and provided a brief background.

Ms. Tibbs presented the following: Exhibit A- Location Map; Responses Received; and CRA staff recommendation.

Attorney Doody read the resolution title into the record.

Motion by Vice-Chair Burns, seconded Commissioner Casale, to approve Item 9C. In a roll call vote, **motion** passed (4-0).

10. Other Business

A. Comments by Executive Director

Ms. Jadusingh thanked Deputy Vice-Chair Markert and Vice-Chair Burns for their participation in the Northwest Neighborhood Infrastructure Project outreach meeting last week.

Ms. Jadusingh then highlighted the upcoming events: the CRA Social on December 5th; the Redevelopment Advisory Committee (RAC) meeting on December 12th; future CRA Board meetings in 2025; the 2024 Annual Community Giants Awards on December 6th; the Blanc Fresh Cut Barber Shop Ribbon Cutting Ceremony on December 11th; and the Twelve Days of Christmas Women Who Shine In The Set Luncheon on December 21st. The next CRA Regular Board Meeting will include an update from the Redevelopment Advisory Committee (RAC) Chair.

Ms. Jadusingh thanked the Board for a wonderful year and wished them happy holidays.

B. Comments by Board Attorney

Mr. Doody wished the Board a happy thanksgiving.

C. Comments by Commissioners

Commissioner Casale wished everyone happy holidays.

Vice-Chair Burns congratulated Ms. Jadusingh for being honored at two upcoming community events. Ms. Burns asked for clarity regarding the \$7 million investment in the container project, initially presented as a temporary solution, and referenced recent property acquisitions on Ninth Avenue that could expand development options. Ms. Jadusingh explained there is an open request for qualifications for the design build of this modular shipping container development on the NW 800 Block. The project was first conceptualized as a way to activate the space within site constraints, including ongoing remediation of a portion of the block which was once a former gas station. The modular design would avoid groundwater issues due to the lack of a state clearance letter. She noted the project gives the CRA flexibility that might allow for new development plans if the board chooses to revisit the plan in the future.

Commissioner Casale highlighted the project's potential as a gathering space with features like a stage, market area, and water element for families, while supporting small business startups. She noted the design addressed site constraints with a quick, efficient slab installation and could be artistic yet subtle, enhancing the site and activating the area.

Discussion ensued.

Vice-Chair Burns requested to review the consultant's report for further details.

Deputy Vice-Chair Markert wished everyone a nice Thanksgiving and commended the efforts on affordable housing, acknowledging limited vacant land but noting steady progress. He highlighted the success of the community outreach program and praised the momentum and achievements made over the year, expressing appreciation for the staff's hard work.

Chair Carney and Commissioner Casale discussed the evaluation process, suggesting that adding significant value to a neighborhood should be part of the grading criteria. Chair Carney noted that higher-priced homes, like those at \$375,000, can raise surrounding property values, while Commissioner Casale emphasized balancing price and value. Ms. Tibbs added that all relevant details should be included in submissions, as oral presentations for clarification are not always conducted. The discussion highlighted the need to consider neighborhood impact and clear communication in evaluations.

Ms. Jadusingh explained that all homes are part of the workforce housing program, whether at the higher or lower end, and emphasized the importance of offering a variety of sale prices within the program.

Chair Carney suggested discussing whether West Atlantic should be developed as separate lots or one project and proposed consulting an independent professional to determine the best value for the city. He noted the potential synergies and differences between the approaches, including impacts on local participation and developer capabilities.

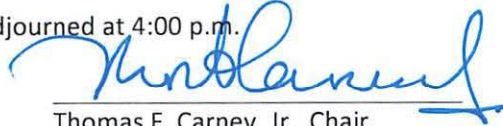
Ms. Jadusingh explained that specifics regarding the blocks had not been discussed due to an ongoing lawsuit but noted that the matter was planned for discussion before going out to bid. She assured that no action would be taken without first bringing it to the board for a broader discussion.

12. Adjournment

There being no further discussion, the meeting was adjourned at 4:00 p.m.



Renee Jadusingh, Executive Director



Thomas F. Carney, Jr., Chair