



CRA Board Regular Meeting Minutes
Tuesday, January 28, 2025 – 4:00 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.

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, 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. January PowerPoint Presentation (Included for information only)

A. JANUARY 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. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

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

Montre Bennett, 323 NW 2nd Avenue, recommended option three for the church property on Southwest 12th Avenue, advocating for a variety of housing types, such as townhouses, rather than single-family homes. He suggested the Southwest 12th Avenue properties should remain single-family homes. Regarding the container project on the 800 block, he proposed keeping the land vacant and allowing the community to contribute ideas through The Set Transformation Plan before proceeding.

Debra Davis Walker, 1312 NW 2nd Street, advocated for a full-service grocery store on the land defined in 9b, emphasizing its long inclusion in development plans and the community's need to overcome being a food desert. She also requested approval for attainable housing on CRA properties north of Delray Lake Ida Road, suggesting single-family homes and townhouses. Ms. Walker recommended discontinuing CLT properties and using the south side of Delray Beach for attainable housing, allowing time for the ADU study. She reminded the board of its charge to eliminate slum and blight and stressed the importance of providing affordable housing to create generational wealth for all Delray Beach residents.

Ernestine Holliday, 40 NW 9th Avenue, expressed strong opposition to the placement of cargo boxes near her property, noting that she would see them immediately upon stepping outside her front door. She argued that Atlantic Avenue is not an appropriate location for cargo boxes and suggested that other properties in Delray Beach could be used instead. Ms. Holliday reiterated that she had not supported the idea before and continues to oppose it.

Andrea Burton, 703 Place Tavant, agreed with Deborah Davis Walker's comments and added her opposition to the placement of containers on Atlantic Avenue. She expressed a preference for a permanent solution, such as a grocery store, over a temporary fix costing millions. Ms. Bruton reiterated the need to remove the containers, stating they have no value for the community.

Evelyn Dobson, 130 NW 3rd Avenue, representing the Delray Beach Community Land Trust (CLT), and herself as a homeowner, praised the CRA for its leadership in affordable housing. She noted the growth of CLTs in Florida, from 11 in 2015 to 31, and the CLT's involvement in the Partners for Housing of Palm Beach County. Ms. Dobbs emphasized that the CLT is one of many affordable housing providers and shared her experience becoming a homeowner through the CRA's Renaissance Program.

Janice Hill, 309 SW 15th Terrace, expressed her support for previous comments and urged the commission to prioritize its mission to eliminate slum and blight in the community. She specifically asked the CRA to consider the needs of seniors, like her mother, who own homes but may struggle with the high costs of home repairs and restoration. Ms. Hill emphasized that repairing and restoring homes can often be more expensive than building new ones and urged the commission to focus on these issues as they move forward.

7. Consent Agenda

- A. REGULAR BOARD MEETING MINUTES**
- B. SPECIAL BOARD MEETING MINUTES**
- C. CRA FINANCIAL REPORT - OCTOBER 2024**
- D. CRA FINANCIAL REPORT – NOVEMBER 2024**
- E. CRA FINANCIAL REPORT – DECEMBER 2024**
- F. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH REDEVELOPMENT AGENCY FOR PARTNERSHIP FOR THE 2025 DELRAY BEACH OPEN TENNIS TOURNAMENT - \$905,000**
- G. APPROVE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. dba PEACOCK ARCHITECTS FOR MAINTENANCE AND REPAIRS TO 20 N. SWINTON AVENUE IN AN AMOUNT NOT TO EXCEED \$7,810**
- H. FIRST AMENDMENT TO THE WORK AUTHORIZATION FOR ROOF MAINTENANCE AND REPAIR SERVICES AT THE CRA-OWNED PROPERTY LOCATED AT 102 NW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$6,960**
- I. INDEPENDENT CONTRACTOR AGREEMENT FOR LANDSCAPING SERVICES - SUNFLOWER LANDSCAPING AND MAINTENANCE, INC. AT 182 & 186 NW 5th AVENUE IN AN AMOUNT NOT TO EXCEED \$54,697.50**
- J. RATIFY THE CONSULTING WORK ASSIGNMENT WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. DBA PEACOCK ARCHITECTS FOR ARCHITECTURAL SERVICES FOR 1300 LAKE IDA ROAD IN AN AMOUNT NOT TO EXCEED \$7,500**
- K. RESOLUTION 2025-01 - APPROVE A PURCHASE AND SALE AGREEMENT WITH THE DELRAY BEACH COMMUNITY LAND TRUST, INC. FOR THE PURCHASE OF FOUR PROPERTIES LOCATED AT 250 & 256 NW 8TH AVENUE FOR THE CONSTRUCTION OF AFFORDABLE/WORKFORCE HOUSING**
- L. THIRD AMENDMENT TO PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE AGREEMENT - HARVEY INSURANCE SOLUTIONS, LLC.**

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

8. Old Business

There was none.

9. New Business

A. **UPDATE AND BOARD INPUT ON CRA-OWNED LOTS FOR AFFORDABLE/WORKFORCE HOUSING**

Ms. Renee Jadusingh, Executive Director, introduced the item and provided a brief background.

Ms. Jadusingh presented the following: CRA-owned Properties for Affordable Workforce Housing with Purchase and Sale Agreements; 704 SW 4th; 106 NW 10th Avenue; 111 NW 11th Avenue; and 1330 Lake Ida Road.

The Board discussed the options and ADU study timeline.

Ms. Christine Tibbs, Assistant Director, noted that while there may be a desire from the board and community to increase density, from a staff perspective, it does not make sense to split the property into eight single-family lots. She explained that ultimately, the lots would need to be combined again to build alternative housing types, which could avoid the need for a major plan application process.

There was consensus from the Board to proceed with Option 2.

Ms. Jadusingh continue the presentation and reviewed the SW 1100 Block and Update CRA GIS Property Map.

Commissioner Long expressed concern about the affordable housing crisis in Delray Beach, highlighting that many service workers, city employees, and first responders cannot afford to live within city limits. He emphasized the importance of maximizing density and sought strategies to address this growing issue, acknowledging the CRA's role as a state leader in affordable housing.

Discussion ensued about affordable housing and incentives for developers noting that the incentives might need to be more than the CRA has done in the past.

B. **CANCEL REQUEST FOR QUALIFICATIONS CRA NO. 2024-04 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT AND ISSUE REQUEST FOR QUALIFICATIONS 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT**

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

Ms. Tibbs presented the Exhibit A-Location Map and Proposed RFQ 2025-01 Details. She recommended canceling and reissuing the RFQ with expanded qualifications, allowing design-build service firms, licensed architects, general contractors, or property development teams with the required experience. The goal remains to enter an agreement for design-build

services for the Northwest 800 West Atlantic block development. She further reviewed the two recommended options.

Motion by Vice-Chair Burns, seconded Deputy Vice-Chair Markert, to reject the remaining proposals. In a roll call vote, **motion** passed (5-0).

Motion by Commissioner Casale , seconded Vice-Chair Burns, to cancel the RFQ 2024-04. In a roll call vote, **motion** passed (5-0).

Commissioner Casale explained that former Commissioner Boylston proposed using containers to activate the area, offering affordable spaces for small businesses. The containers would be professionally designed as a temporary community space with features like a stage, market, and play area until a full development plan is ready for Atlantic Avenue.

Commissioner Long questioned the feasibility of alternatives, suggesting a grocery store might be better suited across the street where there is more space and commercial properties. He raised concerns about attracting a grocer to the current site and the potential for the property to remain vacant during Atlantic Avenue's development. He asked about other feasible short-term options.

Ms. Jadusingh suggested developing the site with a commercial ground floor and housing above, like Atlantic Grove, and reaching out to grocery stores. She noted that keeping CRA ownership would allow for better control over development and affordability, citing the \$900 rent at 98 Northwest Fifth Avenue as an example.

Vice-Chair Burns voiced concerns that despite efforts since 2016, the community still lacks affordable housing and a grocery store. She suggested further community discussion to explore alternatives that better meet the area's needs. While recognizing the potential of container projects, she questioned whether they were suitable for Atlantic Avenue, given the number of vacant CRA properties.

Deputy Vice-Chair Markert supported moving forward with the RFQ, noting that modular buildings were an improvement over containers. He stressed that approving the RFQ would move the process forward, allowing for the submission of new designs and costs, and enabling further community engagement to see if this is what the community truly wants.

Chair Carney agreed with Commissioners Long and Casale that the project could bring excitement to the area and that modular buildings would be a better option than containers. He supported moving forward with the RFQ to gather concrete proposals, emphasizing that modular buildings could be constructed quickly and would help determine what could be done with the block.

Discussion continued.

There was consensus to issue a new RFP.

Motion by Commissioner Casale , seconded Deputy Vice-Chair Markert, to reissue RFQ for 2025-01. In a roll call vote, **motion** passed (4-1). Vice-Chair Burns voted in opposition.

C. APPROVE MUTUAL TERMINATION OF LEASE AGREEMENT WITH JERK & LIME AT NICOLE'S HOUSE, LLC LOCATED AT 182 NW 5TH AVENUE AND DIRECTION ON COMPLETING BUILDOUT AT 182 NW 5TH AVENUE

Ms. Renee Jadusingh, Executive Director, introduced the item and provided a brief background.

The Board discussed the history of the project and moving forward with the recommendation and rehabilitating the property back to its previous condition.

Motion by Commissioner Casale, seconded Vice-Chair Burns, to approve the mutual termination agreement, with the condition the tenant vacates the premises by February 1, 2025 or authorization to initiate an eviction proceeding. In a roll call vote, **motion** passed (5-0).

10. Redevelopment Advisory Committee

Ms. Hill provided a brief update and read the minutes aloud from the December 12, 2024, Redevelopment Advisory Committee meeting. Ms. Jadusingh informed the Board that the minutes from the December 12th meeting have also been emailed to the Board. The next Redevelopment Advisory Committee meeting is scheduled for Thursday, March 20, 2025.

11. Other Business

A. Comments by Executive Director

Ms. Jadusingh first recognized the passing of Vera Rolle Farrington, founder of the Spady Cultural Heritage Museum.

She then highlighted the following: Progress on the SW Alley and Artist Alley Projects; progress on 95 SW 5th Avenue Construction; the upcoming 2025 CRA Socials; and Upcoming CRA Board Meetings.

B. Comments by Board Attorney

Board Attorney Doody advised the board about the recent property acquisition, noting that the closing occurred last week. He thanked Ms. Jadusingh and staff for their cooperation, stating that their assistance made the process smooth and efficient.

C. Comments by Commissioners

Deputy Vice-Chair Markert asked whether the responsibility for the grocery store on Atlantic

Avenue lies with the CRA or the city, given community interest. Ms. Jadusingh explained that the CRA is working with a developer and has included the grocery store in their proposals, with outreach efforts underway. Deputy Vice-Chair Markert, drawing from his experience at Nielsen and Office Depot, offered to help arrange a meeting with grocery chains like Publix to discuss the idea. Ms. Jadusingh agreed to explore this further.

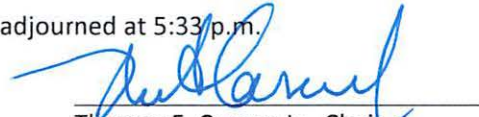
Chair Carney thanked the Redevelopment Advisory Committee for their involvement.

12. Adjournment

There being no further discussion, the meeting was adjourned at 5:33 p.m.



Renee Jadusingh, Executive Director



Thomas F. Carney Jr., Chair