

Minutes of the Community Redevelopment Agency Board Meeting
Held on Wednesday, March 15, 2023 at 6:00 PM
City Hall Chambers, 100 E. Ocean Avenue
and GoToWebinar Online Meeting

Present:

Chair Ty Penserga
Vice Chair Angela Cruz
Board Member Woodrow Hay
Board Member Thomas Turkin
Board Member Aimee Kelley

Thuy Shutt, Executive Director
Tim Tack, Assistant Director
Kathryn Rossmell, Board Counsel

1. Call to Order

Chair Penserga called the meeting to order at 6:01 P.M.

2. Invocation

The Invocation was given by Board Member Hay.

3. Pledge of Allegiance

Board Member Kelley led the Pledge of Allegiance to the Flag.

4. Roll Call

Tammy Stanzione, Deputy City Clerk, called the roll. A quorum was present.

5. Agenda Approval

- A. Additions, Deletions, Corrections to the Agenda
- B. Adoption of Agenda

Chair Penserga requested to move item 14D before item 12A.

Motion:

Board Member Turkin moved to approve the agenda as amended. Vice Chair Cruz seconded the motion. The motion passed unanimously.

6. Legal - None

7. Informational Items and Disclosures by Board Members and CRA Staff:

- A. Disclosure of Conflicts, Contacts, and Relationships for Items Presented to the CRA Board on Agenda

Board Member Hay had no disclosures, he commented that this could be his last CRA

meeting.

Board Member Kelley stated that she did not disclose at the last meeting that she spoke with David Katz regarding item 12D from the meeting in February. She thanked staff for the Blarney Bash, it was amazing.

Chair Penserga, Vice Chair Cruz, and Board Member Turkin had no disclosures.

8. Announcements and Awards

None.

9. Public Comments

- A. The public comment section of the meeting is for public comment on items that are not on the agenda. For items on the agenda, the public will be given an opportunity to comment at the time each item is considered. Each speaker will be given a total of three (3) minutes to comment; however, the Board retains the right to reduce the number of minutes prior to the start of public comment. Persons making public comment may not assign or donate their public comment time to another individual to allow that other individual additional time to comment; however, any persons requiring assistance will be accommodated as required by the Americans with Disabilities Act. Prior to addressing the Board, please go to the podium or unmute your device when prompted, and state your name and address for the record.

Chair Penserga opened Public Comments. No one came forth to speak. Chair Penserga closed Public Comments.

10. Consent Agenda

- A. CRA Financial Report Period Ending February 28, 2023
- B. Approval of CRA Board Meeting Minutes - February 13, 2023
- C. Approval of Commercial Property Improvement Grant Program in the Amount of \$15,855 to 1315 LLC located at 1315 N. Federal Highway

Motion:

Board Member Turkin moved to approve the agenda as amended. Vice Chair Cruz seconded the motion. The motion passed unanimously.

11. Pulled Consent Agenda Items

None.

Item 14D was heard out of order.

MLK Jr. Boulevard Corridor Mixed Use Project (d/b/a Heart of Boynton Village Apartments) Update.

Tim Tack, Assistant Director Community Redevelopment Agency, gave an update on the MLK Jr. Boulevard Corridor Mixed Use Project.

Mr. Swezy, Centennial Management, stated that he is open to any ideas or suggestions from the Board.

Thuy Shutt, Executive Director of the Community Redevelopment Agency, stated this is a semiannual progress report. She noted that the Board would like to receive updates on the construction. She stated that the residential leasing process has begun, the lease process is posted on the CRA website. She noted that those who do not have access to a computer are able to pick up a lease application at Ocean Breeze East apartments community building. She commented that Mr. Swezy would tell the Board more about the application process.

Chair Penserga inquired about the application process.

Mr. Swezy responded that the application process started. He stated that he is in the process of having an advertisement placed in the For-Rent magazine. He is aware that once advertised, he will receive applicants from Lake Worth, Delray, Deerfield, and down to Pompano. He recalled that when the Ocean Breeze lease started there was concern that the applicants receiving housing were not from Boynton Beach. He stated that there was a large turnout from the Boynton Beach community. He would like to give the residents of Boynton Beach the first opportunity to lease.

Chair Penserga agreed that the local residents should receive the first opportunity to lease.

Board Member Hay inquired about the two commercial entities doing, are they one time?

Mr. Swezy replied that the commercial space is not going as quickly as anticipated, but it is moving in the right direction.

Ms. Shutt added that they do have three of the commercial tenants that are moving forward rapidly.

Mr. Swezy invited the Board to do a pre-walk through to see the progress.

Ms. Shutt noted that the visits will be scheduled individually.

Vice Chair Cruz commented that she appreciates Boynton Beach residents are being prioritized in the leasing process.

Board Member Kelley inquired if Boynton Beach employees are aware of this opportunity. She asked if there was a way to inform the employees about the lease opportunity.

Ms. Shutt responded that they would share the information with the City Manager and staff. There is no preferential treatment because it is already open to the public. Ms. Shutt stated that they will get the flier to the City so it can be shared with staff.

12. Old Business

- A. Semi-Annual Progress Report for the Development Agreement with Wells Landing Apartments, LLC d/b/a Heart of Boynton Shops
- B. Semi-Annual Progress Report for the Purchase and Development Agreement with Wells Landing Apartments, LLC d/b/a Heart of Boynton Village Apartments
- C. Annual Progress Report for the TIRFA Agreement with Wells Landing Apartments, LLC d/b/a Heart of Boynton Village Apartments
- D. Consideration of Approval for the Lease Extension to Florida Technical Consultants, LLC

Ms. Shutt, gave an overview of the lease extension to Florida Technical Consultants, LLC.

Chair Penserga asked when will the agreement terminate.

Ms. Shutt replied that the agreement will terminate after October 14, 2023.

Chair Penserga noted that the agreement has a built-in termination date.

Kathryn Rossmell, Board Counsel, noted that agreement states that either party for any reason can terminate the lease with sixty-day notice.

Chair Penserga opened the floor to Public Comments.

James Barton, 533 East Ocean, noted that they are a small engineering firm that does a lot of JIFs and work with several municipalities. He stated that the firm is looking to open another location in downtown Boynton Beach.

No one else coming forward Chair Penserga closed public comments.

Motion

Vice Chair Cruz moved to approve lease extension to Florida Technical Consultants LLC. Board Member Kelley seconded the motion. The motion passed unanimously.

13. New Business

A. Consideration of Fiscal Year 2022-2023 Budget Amendment for Unreserved Fund Balance

Vicki Hill, CRA Finance Director, stated that on completion of the CRA's audit, they have unreserved funds in the total of \$1,057,921.00. Staff would like to allocate those funds to their acquisition line. She stated that the CRA is trying to buy property in the City to get rid of slum and blight. The CRA is open to suggestions.

Chair Penserga stated that he does support placing the unreserved funds in their acquisition line. The CRA needs to continue the redevelopment along Boynton Beach Boulevard and cash will be needed.

There was Board consensus that the unreserved funds be moved to the acquisition line.

Chair Penserga opened Public Comments. No one came forth to speak. Chair Penserga closed Public Comments.

Motion

Vice Chair Cruz moved to approve the reallocation of the unreserved funds to acquisitions. Board Member Hay seconded the motion. The motion passed unanimously.

14. CRA Projects in Progress

- A.** 7th Annual Boynton Beach Blarney Bash Recap – Item not heard
- B.** CRA Economic & Business Development Grant Program Update – Item not heard
- C.** Social Media & Print Marketing Update – Item not heard
- D.** MLK Jr. Boulevard Corridor Mixed Use Project (d/b/a Heart of Boynton Village Apartments) Update – Heard before 12 A.

15. Future Agenda Items

- A.** Discussion and Consideration of Draft Scope to Update the 2016 Community Redevelopment Plan - April
- B.** Discussion and Consideration of a One Year Extension Request of the Construction of a Public Plaza per the Purchase and Development Agreement with Ocean One Boynton, LLC for the Ocean One Project - April
- C.** Discussion and Consideration a of Lease with the USPS to Remain at the CRA-owned Property Located at 217 N. Seacrest Boulevard - April

- D. Discussion and Consideration of a Resolution for the Neighborhood Officer Program Lease - April
- E. Discussion and Consideration of the Responses to the RFP/RFQ for the CRA-owned Property located at 401-411 E. Boynton Beach Boulevard - April
- F. Discussion and Consideration of an Interlocal Agreement between the City of Boynton Beach and CRA for the Neighborhood Officer Program Office Lease located in the Heart of Boynton Shops - April
- G. Project Update on the Bride of Christ Daycare Center at NE 10th Avenue - May
- H. Project Update of the Purchase and Development Agreement with 306 NE 6th Avenue LLC for the CRA Owned Property located at 211 E. Ocean Avenue - May

Board Member Kelley inquired about which of the Future Agenda Items will be going before the Advisory Board.

Ms. Shutt replied that the CRA is waiting for input back from the Post Office, the Board hears the presentations from the two proposers the Board can then assign the assignment to the CRAAB to look at the purchase and development agreement. She stated that if everything goes well, it may happen in June.

Board Member Kelley requested that a discussion about the CRAAB be added to Future Agenda items. She stated that something needs to be done, cancelling the meeting every month is not right.

Motion

Board Member Kelley moved to amend the agenda to add to Future Agenda Items a discussion of CRA Advisory Board. Board Member Hay seconded the motion. The motion passed unanimously.

16. Adjournment

Motion

Vice Chair Cruz moved to adjourn. Board Member Turkin seconded the motion. The motion passed unanimously.

There being no further business to discuss, the meeting was adjourned at 6:27 P.M.


Tammy Stanzione, CMC
Deputy City Clerk