



MINUTES

DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEETING Monday - January 10, 2022 - 12:00 NOON **Downtown Development Authority**

350 SE 1st Street, Delray Beach, FL

Call to order/Roll Call - 12:02 PM

Members Present: Peter Arts, Mavis Benson, John Conde, Rocco Mangel, Alan Costilo, Frank Frione.

Members Absent: Mark Denkler.

Staff: Laura Simon, Marusca Gatto, Liliana Fino, BJ Sklar.

Guests: Jose Gonzalez, Sara Maxfield, Andrea Keiser, Rachel Falcone, Jordana Jarjura, Jennifer Buce,

Rebekah Dasari, Angela Marsh, Sam Marsh, Scott Pope.

Sara Maxfield, Don Kolodz, Sgt. Chris Trapasso, Vera Woodson, Stephanie Immelman, Aaron Hallyburton,

Jennifer Buce, Alexis Rosenberg.

Zoom/Phone: Leo Gate, Jeff Dash, Melissa, Christine Tibbs, Stephanie Immelman, Rocco Mangel, Amanda Skeberis, Ivan Cabrera, Ingrid Lee, Vera Woodson, Alyson Walzer, Charlene Farrington, Heather Purdo.

Agenda: Changes & Additions 2.

L. Simon – We would like to add to the discussion the issue with the Federspiel Parking Garage. P. Arts - We can add that as Item 9A.

ACTION – Motion to approve the amended agenda.

Motion: M. Benson 2nd: A. Costilo. Motion carried 5-0 (John Conde and Mark Denkler not present).

Approval of Minutes 3.

A. December 13, 2021 Board Meeting Minutes

ACTION – Motion to approve the December 13, 2021, Board Meeting Minutes as presented.

Motion: F. Frione 2nd: A. Costilo. Motion carried 5-0 (John Conde and Mark Denkler not present).

Financial Report 4.

A. Financial Report for December 2021

Checking

\$28,701.97

Money Market

\$1,071,854.83

Total Checking

\$1,100,556.80

Total Revenue

\$1,115,740.00

(Ad Valorem Taxes & Interest NET \$1,088,342.00)

Total Expenses: \$332,296.00

Business Development: \$195,248.00
Office/Administrative \$137,048.00

Net Income for Year:

\$783,444.00

ACTION - Motion to approve the December 2021 Financial Report as presented.

Motion: M. Benson 2nd: A. Costilo. Motion carried 5-0 (John Conde and Mark Denkler not present).

B. Acceptance of Final FY20-21 Budget

ACTION - Acceptance of Final FY20-21 Budget as presented.

Motion: A. Costilo 2nd: M. Benson. Motion carried 5-0 (John Conde and Mark Denkler not present).

5. Public Comments: In Person Comments limited to 2 minutes (Submitted Via Email by 10am January 10, will be read into the record) and Delray Beach Partner Reports (City, CRA, Chamber, etc.) – Comments limited to 2 minutes.

Sent by email by Jay Jacob (resident), read by Laura Simon

"I moved into downtown Delray the small village by the sea, to get away from Big city life. The unrestrained growth of downtown Delray without any concern for Quality of life of residents living here for benefit of a few has Destroyed the small village by the sea, I guess we I'll now be large city by sea with all problems confronted by City since Seems DDA does not seem to care about residents but allows growth without consideration to quality of life of residents".

Sent by email by Michael Rindos (resident), read by Laura Simon

"I'm relatively new in town- I relocated permanently about two months - and it's striking to see the amount of litter in the streets, sidewalks, bushes on a daily basis.

So much so, I have volunteered to pick up garbage with the Beach Keepers volunteer group.

However, this is not enough. I would encourage the DDA to organize local businesses or municipal government to fund a daily cleaning crew.

With skyrocketing rents/ sale prices in the area, residents and tourists alike expect a cleaner environment. Thank you"

<u>Stephanie Immelmann (Delray Beach Chamber of Commerce, CEO)</u> presents the Delray Beach Chamber of Commerce events calendar for the month of January. Some of our meetings for the month of January are to be online, due to the rise in COVID cases. Also, some of our planned events, such as "Contacts and Cocktails" were canceled.

12:12pm - John Conde arrives.

Amanda Skeberis (City of Delray Beach, Neighborhood and Community Services Department, Clean and Safe Administrator) – We have seen an increase in trash/debris during the holiday season. And although the Team is seeing some staff shortages, we are trying to keep up with all the tasks. During December,



the Team was also working on the major events that happened in town such as The Tree Lighting Event, Art & Jazz on the Ave, and others.

M. Benson – Thank you for all the good work that the Team does, for the prompt answer anytime the Team is requested. As we (DDA) communicate with the merchants, would be great if they can cooperate with the Clean & Safe somehow.

Amanda Skeberis – With the increase in COVID cases there has been an increase in use of outdoor seating from the businesses side. Some of it being utilized without a permit. We want to pass along the information that whoever wants to use their outdoor space for outdoor seating, they should first connect with us in order not to get into any violation.

Development Services: Downtown Delray Beach Site Plan review and approvals: 6.

A. 110 Building Class 1 Site Plan Modification – J. Buce & Menin Development

Jose Gonzalez (Gonzalez Architects) and Jordana Jarjura (Menin Development Inc., President) present item 6A 110 Building Class 1 Site Plan Modification (presentation provided).

M. Benson - Regarding staff (since there is a shortage of staff due to the COVID situation), will there be enough staff? Will the restaurant occupancy load change with this modification?

Jordana Jarjura – So far, the restaurant (Avalon Steak & Seafood) did not have any issues with shortages of staff.

Jennifer Buce (City of Delray Beach, Development Services Department, Planner) - As it is mandatory for a Site I Plan Modification, an inspection was conducted already. The Fire Department did not find any noncompliances.

M. Benson – Will there be live music entertainment?

Jose Gonzalez - There is nothing formally planned yet. Eventually some sort of music entertainment will be added, later, in the future.

Jordana Jarjura – Eventually it will happen on Friday and/or Saturday nights.

A. Costilo - Will the doors remain open (while there is music entertainment)?

<u>Jose Gonzalez</u> – No.

L. Simon – Can you update us as far as parking requirements?

Jose Gonzalez - The total building has 30 onsite, plus 95 allocated, plus 10 in lieu parking spots. The requirements are of 135.

<u>Jordana Jarjura</u> – After some changes, the restaurant meets the ADA compliance for parking spots.

ACTION – Motion to approve the 110 Building Class 1 Site Plan Modification as presented.

Motion: F. Frione 2nd: J. Conde. Motion carried 6-0. (Mark Denkler not present).

B. 400 E. Atlantic Ave Class 1 Site Plan Modification – R. Falcone & Samuel Marsh

Angela Marsh (Global Pursuit, Chief Executive Officer) presents Lem 6B 400 E. Atlantic Ave Class 1 Site Plan Modification (presentation provided).

P. Arts – Is the door being painted or replaced?

Angela Marsh - It is being painted.

M. Benson – As far as I know, regarding finishes in other buildings, they cannot use shinny paint finishes, since it does not last.

F. Frione - Does the entry mat extend to the sidewalk walkable area?

Angela Marsh - No.

ACTION - Motion to approve the 400 E. Atlantic Ave Class 1 Site Plan Modification as presented. Motion: J. Conde 2nd: A. Costilo. Motion carried 6-0. (Mark Denkler not present).



C. Outdoor consumption of alcohol - Ordinance No. 35-21 - Amendment to the LDR - Rebekah Dasari & Andrea Keiser

Andrea Keiser (Keiser Legal, Esquire) presents item 6C Outdoor consumption of alcohol - Ordinance No. 35-21 - Amendment to the LDR (presentation provided). With the approval of this Amendment, the Standalone Bars will be able to obtain additional revenue. It is to be a Conditional Use type of Approval so that the businesses have to meet some sort of criteria in order to protect the residential areas. The reason for this request lies on the fact that specially these last months, with Covid cases on the rise, patrons prefer to seat outdoors rather than indoors. Hopportunities' management even mentioned that, in cases when patrons are requested to move indoor, they prefer to checkout.

<u>A. Costilo</u> – This Amendment should include ALL Standalone bars (currently 7), and not just the ones that sell beer and/or wine.

Rebekah Dasari (City of Delray Beach, Development Services Department, Senior Planner) – It was a City recommendation to start this application for those who sell beer and wine.

<u>A. Costilo</u> – Do the Sidewalk Café Permit Applications need to provide additional parking spaces? <u>Rebekah Dasari</u> – No.

A. Costilo – The same should be valid for the type of application being presented today. This ordinance (Ordinance No. 35-21- Section 2.5.b.1.) restricts the use of "amplified music, live music, and music played by a disc jockey" in outdoor spaces. So, why Tin Roof is allowed to have live music outside?

L. Simon – Because Tin Roof is located in the "Entertainment District" area.

A. Costilo - The Sidewalk Café Permit Applications do not require any type of fencing to delimit the space. Although for this type of application "The outdoor use area must be protected by a fence or wall, planters, railings or other sort of permanent fixtures and landscaping (...)" (Ordinance No. 35-21- Section 2.5.c.4.). That should not be required for this type of Application either.

<u>F. Frione</u> – I agree with Alan Costilo (this Amendment should include ALL Standalone bars). This Amendment was much needed, and it is a start. Is this application including only the Hopportunities business?

<u>Andrea Keiser</u> – This text Amendment will allow applications to all the businesses owners that will meet the criteria of 300 ft distance from a residential area.

A. Costilo - This distance limitation is huge.

<u>Rebekah Dasari</u> – If the DDA Board would like to recommend on changing this distance limitation of 300ft. for another value, the City is open to listen other opinions.

Discussion ensued regarding the minimum distance allowed between the property line of a business with outdoor uses and a residential building.

L. Simon – This is a first approach on this matter. Any changes might be done after this Amendment is approved.

<u>Rebekah Dasari</u> – Precisely. Later, future applicants can request a waiver on the 300 ft distance limitation, and the City can decide on a case-to-case basis.

<u>P. Arts</u> – The 3ft height requirement for the fencing (Ordinance No. 35-21- Section 2.5.c.4.) is that for sound proofing reasons?

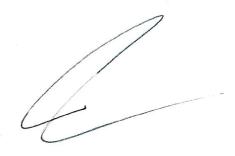
Andrea Keiser - They are not exactly to provide sound proofing but, instead, to provide ambiance.

ACTION – Motion to approve the Outdoor consumption of alcohol - Ordinance No. 35-21 - Amendment to the LDR Application with the following recommendations:

- To allow ALL Standalone bars to have the same opportunity for applying for this Conditional Use
- To consider the possibility for the distance limitation between a property line and the closest residential area, set, currently, at 300 ft, to be waived (on a case-to-case basis).

Motion: A. Costilo 2nd: F. Frione. Motion carried 6-0. (Mark Denkler not present).





7. New Business

A. Placemaking Art & Activation Grant Application - L. Simon

<u>Charlene Farrington (Spady Cultural Heritage Museum, Director)</u> – The Spady Cultural Heritage Museum is partnering with the Milagro Center for the execution of the Black History Youth Awareness Art Festival, where children display artwork and execute multiple performances. It is happening in February 2022. We are requesting a fund on the total amount of \$3200, instead of the initial \$1800 proposed. The Festival takes place at the grounds of the Spady Cultural Heritage Museum.

M. Benson - What is the "spoken word' type of performance?

Charlene Farrington - It is a poetry performance.

M. Benson - Will this event include dance performances?

Charlene Farrington - Yes.

<u>L. Simon</u> – As a reminder, when this Grant Proposal was elaborated, the fund limit was set at 50% of the total amount of the project application to a limit of \$2000. Would the DDA Board like to make an exception for this application?

P. Arts – Doing that the DDA would be opening a precedent.

F. Frione - How many participants will this event include?

Charlene Farrington - Around 500 children.

F. Frione – Is there a backup plan, since the COVID cases are rising?

<u>Charlene Farrington</u> – No. It is settled. It is an outdoor event (The Black History Youth Awareness Art Festival happens on February 18th, 2022), masks will be provided, and social distancing measures will be in place. It is an important event for the children.

J. Conde - I agree with Peter Arts.

<u>F. Frione</u> – I agree as well. Furthermore, me and my family Foundation "Place Of Hope" are willing to help, funding with \$1200 extra.

Charlene Farrington - Than you Frank. It is very much appreciated.

ACTION – Motion to approve the Placemaking Art & Activation Grant Application presented by the Spady Cultural Heritage Museum on the amount of \$2000.

Motion: F. Frione 2nd: J. Conde. Motion carried 6-0. (Mark Denkler not present).

B. NW 800 Block development input from DDA to CRA – Ivan Cabrera

<u>Christine Tibbs (Community Redevelopment Agency, Assistant Director)</u> – The feedback provided today by the DDA Board members will be presented at the next Community Redevelopment Agency (CRA) Board meeting, on January 25th.

J. Conde – What feedback, from the Community, regarding this project, did the CRA received so far? Ivan Cabrera (Community Redevelopment Agency, Redevelopment Manager) – The majority of the comments are requesting the CRA to focus more on affordable housing programs instead of on this type of projects.

P. Arts - Does this project involves the "Remediation" site?

<u>Ivan Cabrera</u> – The CRA is still waiting for some directions on that matter.

<u>J. Conde</u> – What will be the costs for this project ("Container's Project")?

<u>Ivan Cabrera</u> – Ast the moment, the CRA is only working on sketches and applying for needed permits. There is no estimate yet.



A. Costilo – On a previous project, there was a proposal for a commercial building running from NW 8th Avenue to NW 10th Avenue. Then with the "remediation Site" situation that proposal fell apart. With the "remediation Site" situation solved and if NW 9th Avenue can be transformed in a "cul-de-sac", that project is possible again. Any commercial project proposed for that area will bring value to the area. Moreover, if the "remediation Site" situation is over, this area becomes a very appealing space for a future project to come.

ACTION – It is the DDA Board consensus to draft a letter to the Community Redevelopment Agency Motion to support the implementation of a future project on the area.

Motion: A. Costilo 2nd: F. Frione. Motion withdrawn.

Ivan Cabrera - We do not need an action on this item as of yet.

<u>Christine Tibbs</u> – The CRA retains property of the site. This item is still at a discussion level. If we move forward with the "Container's Project", the next step will be to reach out to possible tenants. On the next CRA board meeting will be decided if we move forward with the "Container's Project", or we decide on other kind of project for that location.

L. Simon – Is the DDA Board in favor of the "Container's Project" for that location?

It is the DDA Board consensus on moving forward on any kind of commercial project selected for said location, either the "Container's Project" or other type of commercial project.

C. Old School Square Activation discussion – L. Simon

<u>J. Conde</u> – The event "Distanced Dining in the Park" (that happed from August 25, 2020 to September 5, 2020) was a great idea of an activation event for that area.

A. Costilo – Is anything planned for the Old School Square venues as of now?

<u>Sara Maxfield (City of Delray Beach, Economic Development Office Department, Director)</u> – The City Staff is managing what was previously scheduled, such as weddings and other private events, but no public events.

<u>A. Costilo</u> – There are a lot of different aspects involved: the museum venue, the outdoor events venue, the educational part of the project (workshops, classes), the theater space...

<u>F. Frione</u> – It is definitely a big project for anyone to take in charge. Some guidance (terms and guidelines) from the City staff would be a good starting point on how to run this project. This matter is going on for a while now. Due to its scope, it is not a type of project that the City should run, but instead it should be runed by a specialized team.

<u>L. Simon</u> – The City Commission asked the DDA and the CRA for assistance in activating Old School Square. Although the DDA does not have the staff or budget to run the full site, we can bring ideas to the table. For instance, the Howard Alan Show (that usually is an event that requires street closures, could take place at Old School Square Park instead.

<u>P. Arts</u> – This issue is definitely taking long to be resolved. The DDA can cooperate on bringing ideas to the table.

<u>F. Frione</u> – What is the feedback from the Chamber of Commerce, how can the Chamber of Commerce cooperate?

<u>Stephanie Immelmann</u> – On the short term, we can help communicate on the future events (The Green Market, The Delray Beach Fashion Week event). The Community needs to come together to discuss on a long-term solution.



8. Old Business

A. City of Delray Beach Architectural Guidelines review - P. Arts

<u>P. Arts</u> - The City allows 7 different Architectural Styles throughout the Downtown area. Some of the new developers coming into town might consider these styles outdated. To the DDA Board, the subject on the table is a review of these styles and its importance to the Downtown Delray area, to communicate the discussion with the City Development Services Department. Which architectural styles are of importance to the Downtown area, which specifications (height limits, colors, parking requirements...) should be reviewed.

2:33PM - John Conde leaves.

B. Downtown Merchant and Property Owner Update - M. Benson

M. Benson – There will be a merchant meeting, through zoom, on Wednesday January 12th. Regarding the feedback from the merchants in what relates to the Art & Jazz event, they stated that it was a great event to bring visitors to their businesses. The businesses not directly located on the footprint of the event were especially thankful for the opportunity of participating in these events (with a booth) and some of them, even mentioned that visitors came over to their businesses at a later date.

C. DDA December Program Report - DDA Team

<u>L. Simon</u> presents updates on the following subjects: installation of Holiday Banners & Lighting around town, feedback on the virtual Downtown Restaurant meeting (held on December 8, 2021, through zoom), Delray Beach Tourism Master Plan, International Downtown Association updates, 100ft Christmas Tree Lighting event, Holiday and Boat Parade events, Fashion Week event, Tourism marketing updates, Public Relations placements, DDA Website analytics, E-mail marketing, and social media results.

M. Gatto gives updates on the Safety Ambassadors report, business assistance initiatives, new businesses updates, business retention, First Friday Art Walk event, and Art & Jazz event.

BJ Sklar gives updates on the Visitor Information Center statistics.

2). Transition Plan

<u>L. Simon</u> - Regarding the Marketing Team, seeing that Kellie Ames is on maternity leave, the DDA Marketing positions of Marketing Manager and Marketing Coordinator were redesigned to become the Strategic Marketing Manager and Digital Creative Manager. Kellie Ames will come (after her maternity leave) as a Digital Creative Manager and the position of Marketing Manager was, already posted online. Heather Purdo is helping, while Kellie Ames is on maternity leave, as a Program Coordinator.

9. Non-Agenda Items

A. Robert Federspiel parking garage discussion - F. Frione (Item added)

<u>F. Frione</u> – The Robert Federspiel parking garage is having issues for the past 10 years: the elevator is not working; some light fixtures are not working. Because of that, the parking garage is underutilized. Visitors are afraid to park there at night, or they avoid to park there since the elevator is not working.

A. Costilo – I agree with Frank Frione.

<u>F. Frione</u> - The DDA needs to strongly advocate on this subject to help get to a solution for this long-term issue.

M. Benson – I agree also that the resolution of the Robert Federspiel parking garage issue is of urgence.



<u>L. Simon</u> – The request to fixing the lighting, as well to fix the elevator, have been brought up multiple times. Perhaps, we need to voice them more vehemently. Meantime, we could transform the garage in a valet only type of parking.

3:10PM - Frank Frione leaves.

10. Board Comments

<u>L. Simon</u> – The Freebee transportation service is an important asset for the tourists that visit Delray Beach. <u>Sara Maxfield</u> – The CRA does not want to keep managing this service. They affirm that it is a subject that does not correlate with their scope of work.

<u>A. Costilo</u> – What does the City propose?

<u>Sara Maxfield</u> – There are not clear directions yet.

11. Adjournment

Motion: M. Benson 2nd: A. Costilo Motion carried 4-0. (Mark Denkler not present, John Conde not present, Frank Frione not

present).

Meeting adjourned at 3:17PM.

Respectfully submitted,

Liliana Fino

John Conde, DDA Secretary

2.23.22

DATE