



**MINUTES**  
**DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEETING**  
**Monday – May 9, 2022 – 12:00 NOON**  
**Downtown Development Authority**  
**350 SE 1<sup>st</sup> Street, Delray Beach, FL**

**1. Call to order/Roll Call – 12:02 Noon**

Members Present: Peter Arts, Alan Costilo, Mavis Benson, Mark Denkler, Dr. John Conde, Frank Frione.

Members Absent: Rocco Mangel.

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

Guests: Chalio Scott, Sgt. James Schmidt, Ivan Cabrera, Henry Thompson, Vera Woodson.

Zoom: Mae Van Gils, Glen Waldman, Jennifer Buce, Jeff Dash, Mark Knauer, Amy Alvarez, Sara Maxfield, DS LLC, Alyson Walter.

**2. Agenda: Changes & Additions**

**ACTION – Motion to approve the agenda as presented.**

**Motion:** M. Denkler 2<sup>nd</sup>: F. Frione. **Motion carried 5-0. R. Mangel not present. J. Conde not present.**

**3. Approval of Minutes**

**A. ACTION – Motion to approve the February 8, 2021 Board Meeting Minutes**

**Motion:** F. Frione 2<sup>nd</sup>: M. Denkler. **Motion carried 5-0. R. Mangel not present. J. Conde not present.**

**4. Financial Report**

**A. Financial Report for April 2022**

Checking	\$52,555.02
Money Market	\$695,703.94
Total Checking	\$748,258.96

**Total Revenue \$1,288,828.32**

(Ad Valorem Taxes & Interest NET \$1,229,335.72)

Total Expenses:	\$835,348.00
Business Development:	\$531,264.00
Office/ Administrative:	\$304,084.00

**Net Income for Year: \$453,480.00**

350 SE 1<sup>st</sup> Street, Delray Beach, FL 33483  
Tel: 561-243-1077 Fax: 561-243-1079

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**ACTION – Motion to approve the April 2022 Financial Report as presented.**

**Motion:** M. Denkler 2<sup>nd</sup>: A. Costilo. **Motion carried 5-0. R. Mangel not present. J. Conde not present.**

**5. Public Comments and Delray Beach Partner Reports (City, CRA, Chamber, etc.) – Comments limited to 2 Minutes**

James Schmidt (Delray Beach Police Department Sergeant) – The most reported incidents were related to petty thefts (mostly of cellphones). The Team met with the management of 4<sup>th</sup> and 5<sup>th</sup> Delray to work on a solution for the illegal graffiti and misbehavior happening for the last couple of months on the top floor (outdoors) of this building.

**12:10 pm – J. Conde arrives.**

Ivan Cabrera (Community Redevelopment Agency, Redevelopment Manager) – The CRA invites for a public meeting to amend the CRA development plan, on Thursday May 19<sup>th</sup>, at Arts Warehouse, from 6pm to 9pm.

Henry Thompson (City of Delray Beach, Clean and Safe Department, Administrator) – Early morning the Clean and Safe Team makes a round around downtown Delray to ensure the cleanliness of the area and to empty any overflowing trash cans. We are flipping the Team around to adjust the current (high) demand.

Vera Woodson (resident) – The merchants reported that the “Mother’s Day Orchid Giveaway” initiative was very successful.

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

**A. Atlantic Crossing (Building 1) - Class I Site Plan Modification - Mark Knauer**

Mark Knauer (Knauer Incorporated) presents item 6A “Atlantic Crossing (Building 1) - Class I Site Plan Modification”.

M. Benson – When is it schedule to open?

Mark Knauer – Hopefully before thanksgiving.

**ACTION – Motion to approve the Atlantic Crossing (Building 1) - Class I Site Plan Modification as presented.**

**Motion:** J. Conde 2<sup>nd</sup>: M. Denkler. **Motion carried 6-0. (Rocco Mangel not present).**

**B. Pour and Famous – 2021-009 - Conditional Use - Delray Spirits**

Glen Waldman (Waldman Law Firm, P. A., representing Pour & Famous) – This is a request to extend the service hours for the indoor space only (not the outdoor area). Since Pour & Famous opened, there was never a noise complain against Pour & Famous. Furthermore, we have received letters of support from neighboring residential associations and businesses.

A. Costilo – The previous business at this location was allowed to be open to 2am. Why did Pour & Famous was not allowed the same?

Glen Waldman – This space was defined has a Standalone Bar. When we bought the space we applied for a restaurant use, that at the source, is a use allowed to be open to midnight.



J C

P. Arts – On the SPRAB report (page 3) mentions that there is no parking requirement associated with this request (extended service hours). Why is that?

Amy Alvarez (City of Delray Beach, Planning and Zoning Department, Principal Planner) – There is an exemption on the LDR that states that additional on-site parking, for this type of request, is not required for existing buildings within the West Atlantic Neighborhood Sub-district [as per Ordinance No. 01-20, section 2, LDR 4.4.13 (l) (2) (i)].

M. Benson – When Pour & Famous has a community gathering event, do locals (West Atlantic residents) attend?

Glen Waldman – Yes.

L. Simon – How many seats have Pour & Famous?

Challo Scott (Pour & Famous, General Manager) – 46 inside, and around 100 outside.

L. Simon – How will be the transition for the customers outside, when they have to leave by midnight, while the customers indoors can stay up to 2am?

Challo Scott – The ambiance music will be switched off and customers will be informed.

J. Conde – Is it on the plans to change the outside mural?

Challo Scott – The mural does not represent the business.

J. Conde – I agree.

F. Frione – I agree, also.

M. Gatto – The artist is David Polski from New York. That mural was paid by the previous owner through funds. The same artist is responsible for 7 art pieces at Winwood, in Miami.

**ACTION – Motion to approve the Pour and Famous – 2021-009 - Conditional Use - Delray Spirits as presented.**

**Motion: J. Conde 2<sup>nd</sup>: M. Denkler. Motion carried 6-0. (Rocco Mangel not present).**

## **7. NEW Business**

### **A. Pineapple Grove Arts District Board Notification of changes – L. Simon and P. Arts**

L. Simon – The Pineapple Arts District Board (a non-profit organization) has been going through challenges the past years. They were working with city entities including the DDA since the beginning. They are now transitioning their duties completely to the DDA. They are responsible for the creation of some of the artwork on the Pineapple Grove Arts District. They are disbanding their association since there is not a need for a board since the DDA is cooperating with the majority of their projects. Board and staff consensus to move forward with discussions of the transition after understanding financial and capacity impacts on DDA.

### **B. Downtown Cleanliness update – L. Simon and M. Gatto**

L. Simon – The past several months downtown residents, businesses, and property owners alike, have been complaining about the cleanliness of the downtown area. It is a large area that extend from Interstate 95 to A1A. One of the first negative impressions regarding cleanliness comes from the appearance of the trash cans and sidewalks. Recently, the City approved the increase on the frequency of the sidewalks pressure cleaning service, from quarterly to monthly. The DDA wants to collaborate with the City on a more effective cleaning plan, to resolve this issue.

A. Costilo – As requested to the type of business I represent (restaurant), Big Al Steak's executes a pressure washing service on the sidewalk (part of the business property) every week.





8. **OLD Business**

**A. Response to April Public Comments – L. Simon**

*Answer to comment sent by Montre Bennett (Delray Beach resident):*

L. Simon – Montre Bennett and I met to discuss on The Set district banners. The Libby Wesley plaza ones will be printed out and installed soon. The remaining banners for the area have to be discussed, as far as their design should be first. It is a neighborhood branding that needs to be planned in advance.

A. Costilo - The DDA should get in touch with the organizations on the West Atlantic district and with the City Team to discuss on how this branding should look like. This district needs to be empowered.

L. Simon – Perhaps, would be advisable to rethink all the downtown area to create a cohesive look but still identify each neighborhood identity (The Beach, Pineapple Grove Arts District, East Atlantic and The Set).

*Answer to Michael J. Rindos (Delray Beach Resident):*

L. Simon – The DDA needs to improve the communication regarding the homeless situation.

*Answer to Cindi Freeburn (Delray Beach Resident):*

L. Simon – We will plan the upcoming series of Savor The Avenue with this comment in mind. Nevertheless, it is important to emphasize that this is not a mandatory event, it is something the DDA decided to do, to channel more customers to the downtown area. It is an event planned for around 1000 guest, but 5000 people desire to attend.

**B. June 1, 2022 DDA State of the Downtown Town Hall meeting – L. Simon**

L. Simon – On June 1<sup>st</sup> the DDA will have an open to the public Town Hall, at Arts Garage from 5:30pm to 8pm. The welcoming session will have light bites and drinks. The meeting itself will involve residents, business and property owners and stakeholders, where they will be able to post questions.

**C. Downtown Safety Ambassador Report – M. Gatto**

M. Gatto – presenting 4<sup>th</sup> and 5<sup>th</sup> Delray, DDA meeting between the Delray Beach Library and the Safety Ambassadors Team (to discuss the homeless issue happening outdoors at the Library), panhandling issues and the Mother's Day Orchid Giveaway initiative (the sales total amount was over \$75,000, that was spent by shoppers from May 2 through May 7, 2022 - with 161 total shoppers redeeming orchids and the shopping receipts totaling an average amount of \$300 - \$400).

F. Frione – The Safety Ambassadors Team do a great public service. From reporting issues in the downtown area, to helping citizens in need. It is a great Program.

**D. DDA April Progress Report – DDA Team**

L. Simon – Gives updates on the DDA April report.

BJ Sklar – The Seniors International Tennis Tournament (although it happened outside town) brought a great number of visitors to Delray Beach, that used accommodation facilities around town amongst other services.

9. **Non-Agenda Items**

There were no non-agenda items.

10. **Board Comments**

J. Conde – The CRA is redeveloping the West Atlantic area and it is very important that the DDA cooperates on this process.



JC

F. Frione – Regarding the DDA as an organization, it is important to have a plan for the succession of DDA Board members as it is, also, important to prepare the succession of Staff members.

M. Denkler – The indoors Federspiel parking garage signage is confusing. There are reserved spots, but these are only reserved up to 6pm, and the majority of the public does not realize that, therefore that spots stay empty.

M. Benson – The Downtown Merchants and Business Association held on May 3<sup>rd</sup> was great. There was feedback regarding the “Delray Affair” event and the issues regarding the cleanliness of the downtown area. The attendants reported also that the business flow is slightly slowing down as the season comes to an end.

**2:13pm – A. Costilo leaves.**

P. Arts – The Mother’s Day Orchid Giveaway initiative was an amazing event. There was a constant influx of guest redeeming orchids.

M. Gatto – We received great feedback from some the participant Art Galleries and Studios that participated at the last First Friday Art Walk initiative (from Lark Keeler Studio and the Plein Air Palm Beach group).

**2:26pm – J. Conde leaves.**

**11. Adjournment**

**Motion:** M. Benson 2<sup>nd</sup>; M. Denkler

**Motion carried 4-0. R. Mangel not present. A. Costilo not present. John Conde not present.**

**Meeting adjourned at 2:30 pm**

Respectfully submitted,  
Liliana Fino

  
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John Conde, DDA Secretary

6.27.22

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DATE