



MINUTES
DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEETING
Tuesday – October 11th, 2022 – 12:00 NOON
Downtown Development Authority
350 SE 1st Street, Delray Beach, FL

1. Call to order/Roll Call – 12:00 Noon

Members Present: Alan Costilo, Mavis Benson, Dr. John Conde, Vera Woodson, Frank Frione and Mark Denkler.

Members Absent: Rocco Mangel.

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

Guests: Sgt. Schmidt, Erschad Akbar, Max Zengage, Karen Miller, Matthew Naparstek, Neil Schiller, Captain Michael Moschette, Sergeant Joseph Grammatico, Rebeca Dasari, Christian Prakas, Henry Thompson, Kerry Filippone, Judy Mollica, Billy Himmelrich.

Zoom: Stephanie Immelman, Clifford, Jeff Dash, Bruce Leish, The OG, Vanessa Borrero, Josue Gonzalez, Jim, John Wieland.

2. Approval of Consent Agenda:

Motion by Mark Denkler, seconded by Frank Frione, to approve the consent agenda (Items A - Sep. 12, 2022 Board Meeting Minutes, B - Finances of Sep. 2022, and C - Safety Ambassador Report, DDA September Report) as presented. Motion carries (5-0). Rocco Mangel and John Conde were not present.

3. Approval of Regular Agenda – October 11, 2022

Motion by Mark Denkler, seconded by Vera Woodson, to approve the regular agenda. Motion carries (5-0). Rocco Mangel and John Conde were not present.

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

Public Comments by City Partners:

- Report by Stephanie Immelman, Delray Beach Chamber of Commerce, Chief Executive Officer;
- Report by Sgt. Schmidt, Delray Beach Police Department Sergeant;
- Report by Henry Thompson, City of Delray Beach, Clean and Safe Department, Administrator;
- Report by Max Zengage, Delray Beach Concours D'Elegance, Founder and Kerry Filippone, Achievement Centers for Children and Families, Community Impact Manager.

5. Delray Beach Police Real Time Crime Center presentation

Mr. Matthew Naparstek (Delray Beach Police Department, Detective) presents Delray Beach Police Real Time Crime Center project (document provided).

12:22pm – Mr. John Conde arrives.

Mrs. Laura Simon mentions that the Community Redevelopment Agency (CRA) is funding this project with \$14,000. The DDA can, also, help fund this project, if desired by the DDA Board, depending on budget availability.

Mr. Frank Frione mentions that it could be an ongoing funding program such as the Downtown Safety Ambassadors program.

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

A. Lacquer Me Clubhouse - 280 NE 6th Avenue - Waiver - Josue Gonzalez & Mr. Erschad Akbar

Mr. Erschad Akbar (JEGPAK enterprise LLC, Manager, Applicant) presents item “Lacquer Me Clubhouse - 280 NE 6th Avenue - Waiver”.

Mr. Alan Costilo observes that serving drinks will be a great complimentary service for the customers of the nail salon. He asks if it can be specified, on the waiver, that the drink sales are only allowed to the customers of this salon, and not for the general public.

Ms. Rebekah Dasari (City of Delray Beach, Development Services Department, Planning & Zoning Division, Longe Range Planning, Principal Planner) answers that it can be specified, on the waiver, that the sale of drinks is allowed only to business customers.

Mr. Frank Frione asks in the event that the salon intends in the future to change use to become a bar (seeing that they will be allowed to sell alcoholic beverages with this waiver) if that is lawfully possible.

Ms. Rebekah Dasari answers that for that purpose the current applicant would have to go through a change of use permit request.

Motion by John Conde seconded by Vera Woodson to approve the Lacquer Me Clubhouse - 280 NE 6th Avenue – Waiver as presented. Motion carried through a roll call (6-0). Rocco Mangel not present.

B. Medical Marijuana Treatment Center Dispensary - Neil Schiller

Mr. Neil Schiller (Government Law Group, Partner) presents item Medical Marijuana Treatment Center Dispensary.

Mr. Mark Denkler asks if one of the existent pharmacies, located in downtown Delray, can decide to start selling Medical Marijuana products.

Mr. Neil Schiller answers that to sell these types of products the existent pharmacies would have to lease their property to a medical marijuana company business and to reapply for an appropriate business tax receipt. Mr. Schiller, also, observes that if it is the DDA Board chooses the waiver can prohibit the sale of these products in the downtown Delray Beach area.

Mr. Alan Costilo asks if the dispensary provides a treatment center.

Mr. Neil Schiller answers that there is no treatment center at this dispensary.

Mr. Alan Costilo observes that according to this waiver “No retail pharmacy or medical marijuana treatment center dispensing facility shall be permitted within 4,000 feet of any other retail pharmacy or medical marijuana treatment center dispensing facility...” and therefore any future pharmacy will have to apply by these distance requirements.

Mr. Neil Schiller confirms these distance requirements and adds that if the DDA Board chooses, these distance requirements can be “dismissed” on this waiver.

Mrs. Laura Simon observes that Medical Marijuana dispensaries create “dead zones” that are not in accordance with the aims of a retail area such as the downtown Delray Beach.

Mrs. Vera Woodson observes that only 16% of doctors can prescribe this type of medicine. This product is new to the public and therefore directed to a very small niche.

Mr. John Conde observes that there is a categorical stigma attached to this industry that threatens the business retail performance and viability within the downtown area.

Motion by Mark Denkler, seconded by John Conde to deny the Medical Marijuana Treatment Center Dispensary as presented. Motion carried through a roll call vote (6-0). Rocco Mangel not present.

7. OLD Business

A. Pineapple Grove Arts District Dissolvement – L. Simon and M. Benson

Mrs. Laura Simon reminds that an agreement was drafted and therefore the DDA Board is being asked to move forward with the dissolution of the Pineapple Grove Arts District Board.

Mrs. Vera Wood observes that the contract mentions that DDA as the expressed wish to acquire the Pineapple Grove Arts District Board assets, which is not the truth. It was not a DDA board wish it was the Pineapple Grove Arts District wish. The estimates for the artwork reparations are of \$14,500 not counting the budget for reinstallation of the artwork. That DDA Board needs to ensure that the artwork will be transferred under the DDA ownership.

Mr. Alan Costilo mentions that the DA supported and paid for some of the art pieces. The Pineapple Grove Arts District duty was to maintain and repair these assets as needed, which was not being done as of lately and therefore this issue is on the hands of the DDA.

Mrs. Mavis Benson suggests this agreement to be reviewed by a lawyer.

It is the DDA board consensus to have this agreement reviewed by a lawyer and to have the DDA Executive Director Laura Simon drafting a new agreement.

B. Old School Square Campus Plan update – L. Simon & Team

Mr. Frank Frione observes that many details need to be clarified: the tax return filing, funding matters, lease agreement specifications, amongst others.

Mrs. Marusca Gatto observes that for the takeover of this project a staff team needs to be hired: a curator, a manager and docents for the museum, an event team for the onsite events at the Old School Square grounds even, amongst others.

Mr. Alan Costilo observe that a business plan should be drafted between the DDA and the city partners. He also adds that each venue is and independent business, with different needs.

Mr. Frank Frione observes that the DDA Board will need to elucidate the partners about the needs of DDA in order to proceed with the Old School Square project.

Ms. Sara Maxfield add that it is important to involve the community on this project.

2:20pm – Mr. Alan Costilo leaves the meeting.

8. OLD Business

A. Annual Performance Review, Executive Director – M. Benson

Motion by John Conde, seconded by Vera Woodson to approve the Annual Performance Review, Executive Director with an increase of 5% on her wages. Motion carries (6-0). Rocco Mangel and Alan Costilo not present.

2:27pm – Mr. John Conde leaves the meeting.

B. DDA Marketing & Activation Presentation – DDA Team

Ms. Suzanne Boyd gives updates on the DDA Marketing & Activation initiatives (new DDA logo, new website design, new street pole banners, new event guide, Restaurant Month results, mailers, social media results, digital advertising, e-mail marketing, website analytics and public relations), as well as on the Visitor Center activities.

Mrs. Marusca Gatto gives updates on economic vitality (new businesses) an on the Safety Ambassadors Program.

10. Board Comments

Mrs. Mavis Benson remarks that the DDA Board should be reviewing the Delray Beach Police Department request (to fund the Delray Beach Police Real Time Crime Center) and make a decision on the upcoming weeks.

Frank Frione adds that the DDA should take part on this project somehow as it is a very important matter to the safety of the community.

Ms. Suzanne Boyd mentions that the Old School Square Campus Plan agreement should mention an end date.

11. Adjournment

The meeting was adjourned at 2:56pm by Board consensus.

Respectfully submitted,
Liliana Fino

Vera Woodson, DDA Secretary

DATE

