

**MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING  
HELD ON TUESDAY, SEPTEMBER 13, 2011 AT 6:30 PM IN  
CITY COMMISSION CHAMBERS, CITY HALL,  
100 E. BOYNTON BEACH BLVD., BOYNTON BEACH, FLORIDA**

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**PRESENT:**

Jose Rodriguez, Chair  
Bill Orlove, Vice Chair  
James "Buck" Buchanan  
Woodrow Hay  
Steve Holzman  
Mark Karageorge  
Marlene Ross

Vivian Brooks, Executive Director  
James Cherof, Board Attorney

**ABSENT:**

Steve Holzman

**I. Call to Order**

Chair Rodriguez called the meeting to order at 6:32 p.m.

**II. Pledge to the Flag and Invocation**

Mr. Hay gave the invocation and led the Pledge of Allegiance to the Flag.

**II. Roll Call**

The Recording Secretary called the roll. A quorum was present as noted above.

**IV. Agenda Approval:**

**A. Additions, Deletions, Corrections to the Agenda**

Vivian Brooks, Executive Director, pulled item VII. B.

Attorney Cherof added V. C, under Information Items and Disclosures, Splashdown Divers settlement proposal.

Mr. Karageorge pulled item VII. A and IX. D and requested to add XI. E, Business Development Issues.

Ms. Ross pulled IX. E and IX. D.

Vice Chair Orlove also requested to pull VII. A.

**B. Adoption of Agenda**

**Motion**

Mr. Hay moved to approve the agenda as amended. Ms. Ross seconded the motion that unanimously passed.

**V. Informational Items and Disclosures by Board Members and CRA Staff:**

**A. Disclosure of Conflicts for Items Presented to the CRA Board on Agenda Items**

None.

**B. Informational Announcements**

Mr. Karageorge wanted to remind everyone of the Chamber of Commerce luncheon with the President of the Convention and Visitor Bureau as the speaker. He would be outlining the sales and marketing plan for the County Convention and Visitor Bureau as a tool of economic development. Tickets would be available at the door. In addition, he reminded everyone on Wednesday evening, September 14, 2011, the firefighters would be having their annual fundraiser at Bru's Room. Mr. Karageorge also advised one of Boynton Beach's residents, Colleen Brennan, had been selected to sing the National Anthem for the Marlins for the second time this season. Mr. Karageorge informed everyone that Sunday, September 18, 2011 would be the 103<sup>rd</sup> anniversary for St. John Missionary Baptist Church. Lastly, the Hispanic Leads Group had released their new website which would be beneficial and informative to the business community.

Ms. Ross also mentioned the Hispanic Leads Group and gave the website address, [Hispanicleadsgroup.com](http://Hispanicleadsgroup.com). They are also on facebook under Hispanic Leads Group.

Ms. Ross advised she planned to be at the Chamber luncheon and announced it would be held at Indian Springs Country Club.

Mr. Orlove wanted to thank staff for putting together great ribbon cuttings for both the Marina and Amphitheater. It appeared the Amphitheater was now finished with the art being installed.

Mr. Buchanan mentioned the Chamber event begins at 11:30 for networking with the luncheon beginning at 12:00. He also wanted to mention how good the Marina feature looked.

Mr. Hay mentioned that the St. John picnic would be at John Prince Park at 1:00 p.m. with activities for everyone.

Ms. Brooks advised the database for available commercial properties is on the CRA website. The website contains available retail, office, or industrial space. She also advised the CRA offices would be moving on September 22nd and was not sure if the internet or phones would be working that day.

Ms. Brooks also advised she had two tickets to the BDB Gala on Saturday, September 17, 2011 at the Breakers, if anyone would like to attend. Mr. Karageorge advised he would attend.

#### V. C. Splashdown Divers Settlement Proposal

Attorney Cherof advised he sent the Board a copy of the email received from the attorney for Splashdown Divers. Ordinarily, he stated he would not bring an item such as this at this point in the meeting; a closed-door session would be requested. As background, the plaintiff in the lawsuit occupies the property at the Marina without a lease. They are a hold-over tenant and currently a tenant in sufferance. Eviction proceedings had been initiated. Additionally, the case was set for trial for the beginning of October, so there was little time to deal with issues of back and forth settlement negotiations. He wanted to bring the offer to the attention of the Board. He felt there was no legal liability basis for accepting an offer of this nature, as he does not feel the individual who was occupying the structure had any legal right to be there. He felt that was what the Court would ultimately determine.

Splashdown also occupied a slip in the Marina which they did have under an existing lease, but that lease was scheduled to expire within the next month. He requested consideration of the settlement offer and any direction the Board would like to offer him.

Chair Rodriguez agreed that direction should be given. He wanted to congratulate Splashdown for trying to purchase a retail space in the Marina area. He wanted to keep them around and wanted them to be viable in the Marina area. There were parts of the proposal he would not support. The CRA had many incentive packages that are offered and he suggested that Splashdown take advantage of those incentives, like any other business in the CRA district. In regard to the seven-year lease requested for the slip, he advised he would support a seven-year lease, but would recommend the slip rate be at the prevailing, annual rate everyone else would pay, not a locked-in, seven-year rate.

Mr. Buchanan agreed with Chair Rodriguez with the addition of allowing them to apply the second half of the double rent they had been paying to the dock rental.

**Susan Harris**, Finance Director, advised the total amount paid for the office was \$37,500 from the time they started paying double rent, June 2010 to September 2011. Half of that would be \$18,750, which would be the credit applied to the slip rental over the years. Chair Rodriguez inquired what the impact would be on the budget. Ms. Harris advised she had already factored in the Splashdown Divers slip rental income. If the credit was allowed on the slip rental, it would affect the budget.

Mr. Karageorge concurred that they should take advantage of the incentives, but had an issue with the seven year term and would like to see it reduced to five. He advised it would need to be at annual market rent, not prevailing. Chair Rodriguez reminded everyone that costs were incurred for attorneys for this issue and that had to be factored in as to whether the budget should be reduced by allowing the credit. Ms. Brooks advised the August legal bill for Splashdown Divers was \$7,000. There was further discussion on weighing the costs up to date and the credits requested. Attorney Cherof reminded the Board that this would be considered a voluntary vacancy by Splashdown and proceeding to trial would be costly, most likely exceeding the credit they were requesting. Ms. Brooks advised they were paying \$1,250 for rent and were offered a year-to-year lease. On October 1, 2010, they were given another lease and Splashdown would not sign it. Once they went out of lease and they went month-to-month, because it was a commercial lease, they had to pay double rent which they had been paying. The Board was at an impasse on allowing the credit due to costs already incurred by the lawsuit initiated by Splashdown.

Attorney Cherof advised the Board that the CRA would pay slightly over \$30,000 in attorney fees and court costs associated with this litigation. A large part of that was in defending and not prosecuting as the causes of action were brought by Splashdown against the CRA.

### **Motion**

Vice Chair Orlove moved to present the representative of Splashdown a proposal of offering a seven-year lease, at the prevailing rate, for the slip and appropriate vacation of the property and the ability to apply for incentives without any prejudice through the CRA. The motion was seconded by Mr. Hay.

Mr. Buchanan was unsure they qualified for the incentives and suggested they would have to be given a waiver and it be added to the motion. He asked for direction from Ms. Brooks. Ms. Brooks advised they would need a waiver because they were an existing business and did not believe the space they are proposing to move in was larger than the one they are currently occupying. Under the guidelines, they would have to move to a 50% larger space. Because the current building was going to be demolished, that would be a reason to grant a waiver. Chair Rodriguez felt the waiver should be considered separately from this offer. Vice Chair Orlove inquired about build-outs. Ms. Brooks advised that was for new and existing properties, so it was possible.

Under existing, they would have to increase square footage by 50%, so that would require a waiver from the guidelines. There was further discussion on whether to offer a waiver and whether to include it under the current proposed motion. Chair Rodriguez wanted assurances from Splashdown that they were serious about a long-term commitment and was concerned it would set a precedent for other organizations to request the same. Attorney Cherof advised there was always a possibility that others could come forth and that it could also stimulate litigation. There was risk, but also a balance should be found that would invite businesses to come and stay in Boynton Beach. Mr. Buchanan felt that because they were in the unique position of having to leave because the building would no longer be there, justified a waiver.

Since language for grants was being approved at this meeting, Chair Rodriguez inquired of Attorney Cherof whether language could be added to this proposed waiver also. Attorney Cherof felt that should be done uniquely in a settlement document.

### **Motion**

Vice Chair Orlove amended his motion to include a waiver of the requirement regarding the increase in the 50% square footage when applying for a rent subsidy and interior-build-out grant from the CRA, as part of this settlement package in the original motion, and for the Board to consider, based on them fulfilling all the necessary requirements. Mr. Hay seconded the motion that passed unanimously.

Attorney Cherof suggested, since a representative from Splashdown was present, that there should be agreement on their part that the settlement offer would be satisfactory or negotiable before proceeding any further.

**Drew Levitt**, 4700 N.W. Boca Raton Blvd., Boca Raton, advised he would have to discuss this with his clients. It was not what they had hoped for or expected. He wanted to mention to the Board that when the cost of litigation was considered, and what had already been spent, the Board took that into account when withdrawing the suggestion for a credit. He advised it should be looked at in the opposite. If that much was spent last month when getting ready for trial, it would be a multiple of the \$7,000 spent this month. Rather than looking at what was spent and use that to deny the rebate of the double rent, consider if the case settled, all these resolutions or suggestions for settlement would result in the litigation being dismissed. Future legal fees, which would be the largest monthly bill, would be avoided by a settlement. He felt that should be what was considered.

Chair Rodriguez inquired of Attorney Levitt if they would be willing to settle if credits were added. He advised he would have to talk to his client. Chair Rodriguez inquired if he would be willing to settle this tonight; he would table the item until after the regular meeting items were discussed.

**Motion**

Mark Karageorge moved to table this item to the end of the meeting. The motion was seconded by Ms. Ross and unanimously passed.

**VI. Announcements & Awards**

- A. Sunday Funday – October 9, 2011

**Kathy Biscuiti**, Special Events Director, advised of a new event which would be held on October 9<sup>th</sup> called Sunday Funday. This event would highlight the Marina and its water sports and restaurants. The plan would be to hold a Sunday Funday once a month. At this event, called “The Fall Festival”, there would be a petting zoo, small pumpkins for children to paint, face painting, and an Oktoberfest for adults. Two Georges would provide special food and drinks and it was hoped many people would attend. Two Georges would be partnering with the CRA at this event. They plan to provide a steel drum band and a jazz band.

**VII. Consent Agenda**

- A. Approval of Minutes – CRA Board Meeting August 9, 2011

This item was pulled by Mr. Karageorge and Vice Chair Orlove.

- B. Approval of Minutes – Budget Meeting August 23, 2011

This item was pulled.

- C. Approval of Period Ended August 31, 2011 Financial Report
- D. Monthly Purchase Orders

**VIII. Pulled Consent Agenda Items**

- VII. A. Approval of Minutes – CRA Board Meeting August 9, 2011

Mr. Karageorge advised on page 12, one of the things he felt had been omitted in the minutes was his discussion with Al Phillips was not only about aesthetics, but also reinforcement of the structural area. He wanted that added back in.

Vice Chair Orlove advised on page 6 (page 10 in the backup), fourth paragraph, he was quoted as saying “an article in the newspaper about a disagreement with a restaurant and the City where tables should be”. It was the City of Delray Beach and he did not want to imply it was the City of Boynton Beach.

**Motion**

Vice Chair Orlove moved to approve the minutes as amended. The motion was seconded by Ms. Ross and unanimously passed.

VII. B. Approval of Minutes – Budget Meeting August 23, 2011

Ms. Brooks advised the first page header reads the meeting took place in the Commission Chambers and it should be Intercoastal Clubhouse.

**Motion**

Vice Chair Orlove moved to approve the minutes as amended. The motion was seconded by Mr. Hay and unanimously passed.

IX. D. Youth Empowerment Center – Clean Up Program Outcome

Mr. Karageorge advised, when reading the report, he did some analysis and the grant of \$2,256, based on the six hours of time, worked out to \$376 per hour. Based on the 39 participants, it broke down to \$57.50 per participant. He felt it was a great thing that was done, but wished that it was a longer period and felt a lot of money was spent for little return.

Chair Rodriguez commented that he noted there were only three bags of trash collected with 39 people volunteering. He noted at one time, another clean up was done on Seacrest and three people collected nine bags of trash.

Mr. Karageorge felt there could have been more trash collection had the area been expanded. One block south, there was a tremendous amount of trash that could have been picked up. He supports the program and commends those that participated, but felt more could have been done.

Chair Rodriguez expressed concern that these volunteers were paid to clean up and they received gift cards for school supplies or anything they wanted. He felt possibly there should be clarification as to why more trash was not collected.

Mr. Hay expressed the good far outweighed the bad. He felt it was something that could be corrected in the future with better direction. The number of youth involved was a plus.

Mr. Buchanan advised he was the one that made the motion to transfer the funds to the program and agreed there was little guidance or direction. He felt when the money was transferred, it should have been strictly for expenses such as lunches, t-shirts and

equipment to clean up and not “payment” for the participants. He felt, at that time, the monies would last through the year and not for a one-time event. Emphasis should have been on the spirit of neighborhood improvement, volunteerism and participation.

Ms. Brooks advised that Ms. Henderson’s concern was that she had a summer program and had the children there. After that, she may not have had as many there and was trying to design a program for her summer group. In defense of her, she designed the program with little time and most of the money went for t-shirts, lunch, and sodas. She provided an expense report which backed up the expenses. Ms. Brooks will follow up and get more details from Ms. Henderson.

**IX. E. Quarterly Update – Press Releases and Media Coverage**

Ms. Ross pulled the item because she wanted to commend the great media coverage that staff had been providing for the CRA. Extensive and excellent media outlets, including use of Facebook and Twitter, are covering the CRA and all the events and she wanted to thank the staff for a job well done.

**IX. Information Only**

- A. CRA Policing Activity Reports
- B. Public Comment Log
- C. Termination of Lease Negotiations – Ruth Jones Cottage
- D. Youth Empowerment Center – Clean-up Program Outcome

This item was pulled by Mr. Karageorge.

**E. Quarterly Update – Press Releases and Media Coverage**

This item was pulled by Ms. Ross.

**X. Public Comments**

**Libby Stroud**, 132 NE 13<sup>th</sup> Avenue, wanted to publically thank Commissioners Ross and Hay for the discretionary funds they provided for the Heritage Celebration last year and wanted to thank Mayor Rodriguez and Vice Mayor Orlove for the continued guidance they are providing this year. She also recognized Ms. Brooks and Ms. Biscuiti for their patience in trying to plan the Heritage Celebration this year.

In response to concerns that CRA and members of the Board had with the ability to raise money, she advised \$1,120 had been raised so far and that would grow. The goal

was to raise approximately \$3,000 or more. By sponsoring a civic day, the hope was to raise approximately \$6,000. She advised she was requesting the Board reconsider granting funds. Last year, \$15,000 was given for the Heritage Celebration. This year, if there were profits left from any monies given, the plan was to cover operational costs, assist with seniors, families, and those children in need. There would be transparency with all monies spent. She asked the Board for assistance in holding the event.

Chair Rodriguez closed public audience, and commented that neither the Commission nor the Board members have discretionary funds. Last year, the CRA Board, in its entirety, supported the Heritage Celebration through its budget.

Vice Chair Orlove inquired if there was a way the Heritage Celebration could be combined with another event already planned and budgeted. Ms. Brooks advised that was already the plan. The direction was to work with them to have their event take place when another CRA event was planned. This year, the event would be held on a Friday, rather than a Saturday and would not be made into two separate events. If they wanted a Saturday event, they would have to utilize their own money or the Board would have to allocate additional funds.

The Splashdown Divers representatives returned to the meeting from discussions.

### **Motion**

Mr. Hay moved to remove the Splashdown Divers item off the table. Vice Chair Orlove seconded the motion which unanimously passed.

Mr. Levitt advised the slip lease was not an issue but the language that was discussed with fair market value versus market rate would be addressed. The client was willing to pay full fair market value rent for the slip. Therefore, a fair market rent increase clause, tied to CPI or otherwise in the lease would not be objectionable, if it provides further comfort to the CRA. The \$18,750 was very important and very much needed.

The other piece discussed with Splashdown that had not been discussed with the Board was the fact that the building would be torn down due to needed space. Attorney Levitt advised his client would need time to leave the property, raise the funds and get the new space closed to move in. The CRA would not get rent for the space if it was vacated too soon. What was being proposed, in addition to the slip lease and the \$18,750, was the client being able to stay in the current space until the end of the year, rent free, to defray some of the costs of moving. There would be no loss of revenue to the City because it was not going to be rented anyway.

Chair Rodriguez confirmed the proposal requests and inquired of Ms. Brooks what the plan was to demolish the building. Ms. Brooks advised there was another tenant in the building and would be given notice at some point to vacate the property. There would

be no impact to the timeline of demolishing should Splashdown stay until December. Vice Chair Orlove expressed concern regarding the open ended date. He would prefer to put a definitive date in the agreement. After brief discussion, there was consensus to move forward with the agreement.

**Motion**

Chair Orlove amended his motion to include the \$18,750 credit to be put toward the slip lease and Splashdown would vacate the property no later than December 31, 2011 with no rent from October 1 to the end of the year. Mr. Buchannan seconded the motion. Attorney Cherof advised part of the agreement should be with respect to them vacating the property, it be incorporated in a judgment to be entered by the Court, to prevent a settlement disagreement which may result in starting the court action again. There would be a dismissal of the case, but the court would retain jurisdiction for the purpose of enforcing the move-out by December 31st. The motion unanimously passed.

**XI. Old Business**

A. Consideration of Employment Agreement – Executive Director

Chair Rodriguez advised the contract had been reviewed in detail and provided opinions on each item and consensus. His understanding was that there was no deviation from what the Board originally agreed to. Attorney Cherof indicated the modifications were made at the direction of the Board. The document was approved and ready for signature.

**Motion**

Vice Chair Orlove moved to approve the agreement. The motion was seconded by Mr. Hay and unanimously passed.

B. Discussion on Direction of the Development of the Oscar Magnuson House

Ms. Brooks advised there had been discussion on getting additional financial information from The Chussler Group, specifically with their ability to finance their portion of the project with an SBA loan, which was unsuccessful. She stated in this economy, there were no SBA loans for restaurants. She recommended to the Board getting the Ruth Jones Cottage up and running first. There would be three solid proposals from people she had met with. She also felt the amphitheater should be active to increase traffic in front of the Magnuson House to generate interest. Once the cottage and the amphitheater were in place, there would be enough traffic and there would be something that would show some viability for that site. Currently, it does not exist. She felt it should be a restaurant to generate traffic day and night. Depending on

who was selected and how much work would be done, she would estimate the opening of the cottage, between permitting and build out, to be approximately six weeks from October. There was discussion on the delay for going for RFPs on the Magnuson House and that possibly there should be a definitive date put on it. There could be a possibility that one of the losing bids for Ruth Jones Cottage could potentially be interested in the Magnuson House.

Chair Rodriguez agreed with Ms. Brooks. The Magnuson House was the second project in which a potential tenant was not clear on what was expected of them and what was expected of the City as far as the unpredictable avenue and City's direction. He felt the CRA needed to solidify what was desired at that location. He would agree to pull back a little, but not to where any progress was stopped.

Mr. Buchanan expressed concern that if an RFP was not released until January, there would not be enough time to open for the 2012 season. Ms. Brooks felt that any potential tenant would see Hurricane Alley busy, events would be in full swing, and the Ruth Jones Cottage would be completed. She advised if the RFP was issued but not due until March, there would be sufficient time for someone to see what kind of business there was in the area. She felt it could take at least a year for all the site work plans and permits to be completed. Rezoning would not take place before the site work plans were completed, as it could be tenant driven.

It was suggested that an RFP be issued in December. Chair Rodriguez suggested issuing the RFP in November, if possible, but leaving it out a little longer. There was discussion and consensus to issue the RFP in November. The Board would work with staff to decide on the criteria for the RFP and it would be brought back to the Board for discussion at a later meeting.

**Mike Simon**, Development Director, advised there were proposals coming in that the Board and staff would be reviewing for the Ruth Jones Cottage. There would be a lot of information gleaned from those proposals that could be a benefit in crafting what was wanted for the Magnuson House.

C. Consideration of Approving Budget Resolution for RY 2011/2012

**Susan Harris**, Finance Director, advised there would be approximately \$6,000 in revenue loss from the slip and it would take approximately three years before revenue would be realized. Because the Board decided to eliminate the increase in slip rentals, she requested a reduction in the revenue and to reduce the project fund contingency by the \$6,000 necessary to offset the credit, if it was acceptable to the Board. The only other change between now and the budget workshop was the reduction in revenue for the \$2 per square foot for the slip rentals. Also included, was an estimate from what might be received in additional revenue if the City and County increased millage rates. If the City goes to the roll back rate, there would be another \$134,000; taking into

account the increased millage would increase the CRA payments to the developers for the different agreements. It could be as high as \$287,000 if the City leaves the 7.4 millage rate and the County kept it at the level agreed to in July. The Board would determine where the extra revenue would go. The budget had to be ratified by October 1<sup>st</sup>.

### **Motion**

Vice Chair Orlove moved to approve the budget resolution for FY 2011/2012. Mr. Karageorge seconded the motion that unanimously passed.

#### **D. Florida Redevelopment Association – Annual Conference**

Ms. Brooks advised this was the organization for all CRAs in the State of Florida. They hold their annual conference in October. There are many seminars and workshops on what other CRAs are doing, best practices, and law, among other things. She advised there were a group of rooms reserved and just wanted to get an idea of who planned to attend. Board members would contact her directly if attending.

#### **E. Business Development Issues (added by Mr. Karageorge)**

Mr. Karageorge advised he had been approached by several businesses that were in the process of either expanding their business or moving from a home-based business to a store-front business. They were having concerns with the permitting process, business tax license process and were finding it was not the expedited process the City had promoted. He advised three businesses had come to him in the last two weeks indicating it was a burdensome and frustrating process. He inquired whether someone could address the issue.

Chair Rodriguez advised those individuals should be contacting the City directly. He advised no one had contacted him about these particular issues, but stated in the past he had been contacted about frustrations business owners were having. When staff looked into the issues, it was found it was not staff; it was the business that had done something to delay the process. Mr. Karageorge advised he would make contact with the appropriate individuals in the City and pass the names of the business owners along and would provide an update for the next meeting.

## **XII. New Business**

#### **A. Consideration of Approval of Changes to FY 2011/2012 Commercial Interior Build-out Program Application and Guidelines**

Ms. Brooks advised a postcard was being sent out to every commercial property owner within the CRA district, informing them the application and guidelines were available, so

that if they had a vacancy, they could use the programs to advertise and rent their space. There were very minor changes. The property owners would be asked to communicate any vacancies they had so the database could be updated.

**Motion**

Vice Chair Orlove moved to approve changes to the FY 2011/2012 Commercial Interior Build-out Program Application and Guidelines. The motion was seconded by Mr. Karageorge and unanimously passed.

- B. Consideration of Approval of Changes to FY 2011/2012 Commercial Facade Improvement Program Application and Guidelines

Chair Rodriguez commented this was the program that had five year spacing and wondered if a facade should be redone every five years. He requested input from the Board. He suggested that possibly these be secondary applications. For example, if there was a business that never applied for a facade grant and for some reason there was no money left due to an existing business getting another grant, the new applicant would not get money. Ms. Brooks indicated money could always be moved around. She also advised with respect to the "five year" clause, there were elements of the facade grant and what an owner might and might not do. One year, the owner may repaint, but not plant landscape. Five years later, they may want to repave the parking lot and install irrigation.

Mr. Simon added that if a tenant left and that property received a grant, and then another tenant moved in, the facade may want to be changed again. It could be tenant driven or owner driven. Chair Rodriguez stated his concern would be the same owner could apply for the same grant five years down the road. He wanted a stipulation in the application. There was discussion on whether or not to add the stipulation, since all applications had to be approved by the Board when submitted.

**Motion**

Mr. Buchanan moved to accept the changes. Vice Chair Orlove seconded the motion that unanimously passed.

- C. Consideration of Approval of Changes to FY 2011/2012 Commercial Rent Subsidy Program Application and Guidelines

**Motion**

Vice Mayor Orlove moved to approve the changes. The motion was seconded by Ms. Ross that unanimously passed.

- D. Consideration of Approval of Changes to FY 2011/2012 Business Signage Improvement Program Application and Guidelines

**Motion**

Mr. Hay moved to approve the changes. The motion was seconded by Ms. Ross that unanimously passed.

**XIII. Executive Director's Report**

- A. Project Status Update

There were no questions on the handout report. Ms. Ross advised she had a conversation with the Executive Director and shared there was some movement on the grant program. Gentle Dental moved to Sunshine Plaza and two attorneys are taking over their space due to the grants. They moved from Delray Beach, largely in part, because of the grants.

There was possibly a potential tenant for the CRA's old building. Ms. Brooks advised there was a plan to have a "Holiday Open House" for the new CRA building.

**XIV. Future Agenda Items**

- A. Renegotiate the Terms/Fees with the Palm Beach County Commission on Ethics

Mr. Karageorge advised he would like this item removed from future agenda items and put it on the agenda to discuss for next meeting.

- B. Consideration for Options for VIP Area at Public Events

**XV. Adjournment**

There being no further business to discuss, the meeting properly adjourned at 8:29 p.m.



Ellie Caruso  
Recording Secretary