

# City of Delray Beach

COMMUNITY REDEVELOPMENT AGENCY  
20 North Swinton Avenue - Delray Beach, FL 33444  
Phone: (561) 276-8640 - Fax: (561) 276-8558  
[www.delraycra.org](http://www.delraycra.org)



## CRA Meeting

Monday, November 18, 2024

Regular Meeting at 3:00 PM

Commission Chambers  
Delray Beach City Hall

Or livestream: [https://www.youtube.com/  
@cityofdelraybeachfl](https://www.youtube.com/@cityofdelraybeachfl)

## Community Redevelopment Agency

*CRA Board of Commissioners*

*Chair Tom Carney  
Vice-Chair Angela Burns  
CRA Commissioner Juli Casale  
CRA Commissioner Rob Long  
CRA Commissioner Tom Markert*

## **RULES FOR PUBLIC PARTICIPATION**

**PUBLIC COMMENT:** Any citizen is entitled to speak on items under the Old or New Business sections at the time the items are heard by the CRA Board of Commissioners ("CRA Board"). Comments are limited to 3 minutes unless otherwise specified.

**ADDRESSING THE CRA BOARD:** Members of the public will be requested to complete a form or other document in order to inform the CRA Board of a desire to be heard. At the appropriate time, please step up to the lectern and state your name and address for the record. All comments must be addressed to the CRA Board as a body and not to individuals. Any person making disruptive, impertinent, or slanderous remarks or who becomes boisterous, while addressing the CRA Board and refuses to stop may be requested to leave by the meeting Chair. Any person who, at a Board meeting, willfully interrupts or disturbs the meeting in violation of Section 871.01, Fla. Stat., entitled "Disturbing Schools and Religious and Other Assemblies," is subject to arrest by those law enforcement officers present.

**SIGN IN SHEET:** Prior to the start of the CRA Board Meeting, individuals attending the meeting should sign in on the sheet located on the right side of the dais. The primary purpose of the sign-in sheet is to assist staff with record keeping.

## **APPELLATE PROCEDURES**

Please be advised that if any person decides to appeal any decision made by the CRA Board with respect to any matter considered at this meeting, that person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

#### PUBLIC COMMENT SUBMISSIONS:

Public comments can be made either in person during the public comments portion of the meeting or accepted via voicemail message. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments by dialing 561-243-7557 and leaving a voicemail message that will be played during the CRA Board meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes

Public comments via voicemail message will be accepted until 3:00 p.m. on the day of the meeting.

#### ACCESS ACCOMMODATIONS:

Those wishing to access the public meeting virtually by means of communications media may do so by visiting our website at [www.delraycra.org](http://www.delraycra.org), where the meeting will be livestreamed for the public through the home page.

If any member of the public requires additional information about making public comments, please contact:

Delray Beach Community Redevelopment Agency  
20 N. Swinton Ave.  
Delray Beach, FL 33444  
561-276-8640

IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT, ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CRA AT 561-276-8640 AT LEAST 48 HOURS PRIOR TO THE MEETING.

**1. Call to Order****2. Roll Call****3. Approval of Agenda****4. November PowerPoint Presentation (For Informational Purposes Only)****4A. NOVEMBER POWERPOINT PRESENTATION**

**Attachments:**      [November 18, 2024 - CRA PowerPoint Presentation](#)

**5. Staff Reports (For Informational Purposes Only)****5A. MONTHLY WORK PLAN REPORT**

**Attachments:**      [Monthly Work Plan Report - November 2024](#)

**5B. ARTS WAREHOUSE REPORT**

**Attachments:**      [Arts Warehouse Report - November 2024](#)

**5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT**

**Attachments:**      [Funding Assistance and Community Outreach Report - November 2024](#)

**5D. PROPERTY MANAGEMENT REPORT**

**Attachments:**      [Property Management Report - November 2024](#)

**5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT**

**Attachments:**      [Dissemination of Redevelopment Information Report - November 2024](#)

**6. Public Comments on Agenda & Non-Agenda Agenda Items****7. Consent Agenda****7A. WORKSHOP MEETING MINUTES**

**Attachments:**      [October 29, 2024 - CRA Workshop Minutes](#)

**7B. REGULAR BOARD MEETING MINUTES**

**Attachments:**      [October 29, 2024 - Regular Board Meeting Minutes](#)

**7C. CRA FINANCIAL REPORT - SEPTEMBER 2024**

**Recommendation:** Receive and File.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A – September 2024 Financial Statements](#)

**7D. SITE DEVELOPMENT ASSISTANCE FUNDING - TOUCH OF POSH SALON (98 NW 5TH AVENUE, SUITE 102) IN AN AMOUNT NOT TO EXCEED \$35,171.25**

**Recommendation:** Approve a Site Development Assistance Funding Agreement with Touch of Posh Salon for the proposed improvement project located at 98 NW 5th Avenue, CRA sub-area #3, in an amount not to exceed \$35,171.25.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Photos of Existing Conditions](#)  
[Exhibit C - Funding Assistance Detail Sheet](#)  
[Exhibit D - Application Form](#)  
[Exhibit E - Business Plan](#)  
[Exhibit F - Site Development Assistance Program Guidelines](#)

**7E. RESOLUTION 2024-13 - APPROVE A PURCHASE AND SALE AGREEMENT WITH CAROLYN L. YOUNG FOR THE PURCHASE OF PROPERTIES LOCATED NEAR NW 9th AVENUE - PCN 12-43-46-17-22-002-0020 AND PCN 12-43-46-17-22-002-0030**

**Recommendation:**

1. Approve a Purchase and Sale Agreement with Carolyn L. Young for the purchase of two (2) properties located near NW 9th Avenue (PCN 12-43-46-17-22-002-0020 AND PCN 12-43-46-17-22-002-0030) (Subject Properties) for a purchase price of \$660,000, in a form legally acceptable to the CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Counsel.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Purchase and Sale Agreement](#)  
[Exhibit C - Resolution 2024-13](#)

**7F. ACCEPTANCE OF SOLID WASTE AUTHORITY OF PALM BEACH COUNTY'S BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT**

**Recommendation:**

Accept the Solid Waste Authority of Palm Beach County's Blighted and Distressed Property Clean-Up Grant award and authorize the Delray Beach Community Redevelopment Agency Board Chair to execute an Interlocal Grant Agreement by and between the Solid Waste Authority of Palm Beach County and the CRA in an amount not to exceed \$30,000.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Property Map and Photos](#)

[Exhibit B - CRA's Grant Application](#)

[Exhibit C - FY2025 Blighted and Distressed Property Clean-Up Grant Interlocal](#)

**7G. RESOLUTION NO. 2024-14 - AGREEMENT FOR VEHICLE TOWING AND STORAGE SERVICES AT CRA-OWNED AND OR MANAGED PARKING FACILITIES**

**Recommendation:**

Approve Resolution 2024-14 and the Agreement with Kauff's of Palm Beach Inc., to provide vehicle towing and storage services for CRA-owned and/or managed parking facilities through September 17, 2026 (with two (2) options to renew at the CRA's sole discretion), piggybacking the terms of the CRA's Agreement with the City of Delray Beach's towing services agreement, and authorize the Executive Director to execute any related documents.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map of CRA Parking Facilities](#)

[Exhibit B - Resolution 2024-14 and CRA Agreement](#)

[Exhibit C - City of Delray Beach Towing Agreement](#)

**7H. SIXTH AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SONG + ASSOCIATES, INC. FOR DESIGN, CONSULTING, AND CONSTRUCTION ADMINISTRATION SERVICES FOR 95 SW 5TH AVENUE**

**Recommendation:**

Approve the Sixth Amendment to the Consulting Work Assignment with Song + Associates, Inc. for 95 SW 5th Avenue, and authorize the CRA Board Chair to execute all related documents for said purpose.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Original Work Assignment and Amendments](#)

[Exhibit B - Sixth Amendment to Work Assignment - Song + Associates](#)

[Exhibit C - Additional Service Proposal - Song + Associates](#)

**7I. EIGHTH AMENDMENT TO THE AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND AHRENS COMPANIES - 95 SW 5TH AVENUE**

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Eighth Amendment to Ahrens Agreement](#)  
[Exhibit B - Location Map](#)  
[Exhibit C - Agreement and Amendments](#)  
[Exhibit D - Request to Extend Contract Term - Updated Schedule](#)

**7J. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 3, FISCAL YEAR 2023-2024**

**Recommendation:** Approve Delray Beach Community Redevelopment Agency Resolution No. 2024-15 adopting Budget Amendment No. 3 for FY 2023-2024.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Resolution 2024-15, FY 2023-24 Budget Amendment No. 3](#)  
[Exhibit B - FY 2023-2024 Budget Amendment No. 3](#)

**7K. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 1, FISCAL YEAR 2024-2025**

**Recommendation:** Approve Delray Beach Community Redevelopment Agency Resolution No. 2024-16 adopting Budget Amendment No. 1 for FY 2024-2025.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Resolution No. 2024-16 - Budget Amendment No. 1, FY 2024-2025](#)  
[Exhibit B - FY 2024-2025 Budget Amendment No. 1](#)

**7L. FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2023-2024**

**Recommendation:** Approve the First Amendment to the Interlocal Agreement (“ILA”) between the City of Delray Beach (“City”) and Delray Beach Community Redevelopment Agency (“CRA”) for funding for Construction/Professional Services within the CRA District for Fiscal Year 2023-2024, in substantially the attached form.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A – First Amendment to Interlocal Agreement between the City & CRA f](#)

**7M. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FISCAL YEAR 2024-2025**

**Recommendation:**

Approve the Interlocal Agreement (“ILA”) between the City of Delray Beach (“City”) and Delray Beach Community Redevelopment Agency (“CRA”) for funding for Construction/Professional Services within the CRA District for Fiscal Year 2024-2025, in substantially the attached form.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - ILA for FY 2024-2025 for Funding Construction/Professional Services](#)

**8. Old Business**

A. None

**9. New Business**

**9A. AWARD REQUEST FOR PROPOSAL CRA NO. 2024-06 - FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE /WORKFORCE HOUSING TO BOYNTON BEACH FAITH BASED COMMUNITY DEVELOPMENT CORPORATION, INC.**

**Recommendation:**

Award Request for Proposals CRA No. 2024-06 - for the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing to the Boynton Beach Faith Based Community Development Corporation, Inc. and authorize CRA staff to enter contract negotiations accordingly.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - RFP CRA No. 2024-06](#)

[Exhibit C - Evaluation Committee Composite Scores](#)

**9B.** AWARD REQUEST FOR PROPOSAL CRA NO. 2024-07 - FOR THE DISPOSITION OF A CRA-OWNED VACANT LOT FOR THE DEVELOPMENT OF AFFORDABLE /WORKFORCE HOUSING TO HABITAT FOR HUMANITY OF GREATER PALM BEACH COUNTY, INC.

**Recommendation:**

Award Request for Proposals CRA No. 2024-07 - for the Disposition of a CRA-owned Vacant Lot for the Development of Affordable/Workforce Housing to Habitat for Humanity of Greater Palm Beach County, Inc., and authorize CRA staff to enter contract negotiations accordingly.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - RFP CRA No. 2024-07](#)

[Exhibit C - Evaluation Committee Composite Scores](#)

[Exhibit D – Withdrawal from Boynton Beach Faith Based Community Developm](#)

**9C.** RESOLUTION 2024-17 - PUBLIC NOTICE OF INTENT TO DISPOSE OF PORTIONS OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTY - 106 NW 10th AVENUE

**Recommendation:**

- 1) Award the Public Notice of Intent to Dispose of substandard sized portions of CRA-owned property located at 106 NW 10th Avenue (Subject Property) to four (4) Abutting Property Owners - Lot 1: Margaret Jenkins Trust; Lot 2: Claremont Property Investments; Lot 3: LLC, Devonne Herrington; and Lot 4: Cheryl Denise Merrick for the purpose of replatting the Subject Property for the future development of affordable/workforce housing; and
- 2) Approve Resolution 2024-17 and four (4) Purchase and Sale Agreements with the Abutting Property Owners for the purchase of portions of property located at 106 NW 10th Avenue in substantially the same forms as attached in Exhibit D; and
- 3) Authorize the CRA Board Chair to execute the Purchase and Sale Agreements, and any related documents, in a form legally acceptable to the CRA Legal Counsel;
- 4) Authorize CRA Staff to plat 106 NW 10th Avenue, and include the four (4) Abutting Property Owners' properties within the CRA's plat application (with the anticipated result of platting seven (7) lots, and the removal of sub-standard lot sizes.)

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Public Notice of Intent to Dispose](#)

[Exhibit C - Received Responses](#)

[Exhibit D – Resolution 2024-17](#)

[Exhibit E - Four Purchase and Sale Agreements](#)

**10. Other Business**

- A. Comments by Executive Director
- B. Comments by Board Attorney
- C. Comments by Commissioners

**11. Adjournment**