

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



CRA Meeting

Tuesday, September 24, 2024

4:00 PM

Regular Meeting at 4:00 PM

Commission Chambers
Delray Beach City Hall

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.

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

Attachments: [September 24, 2024 - CRA Regular Board Meeting Presentation](#)

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

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

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

5D. PROPERTY MANAGEMENT REPORT

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

5E. SOCIAL MEDIA REPORT

Attachments: [Social Media Report - September 2024](#)

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

Attachments: [August 29, 2024 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - AUGUST 2024

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - August 2024 Financial Statements](#)

7C. PUBLIC NOTICE OF INTENT TO DISPOSE OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTY - 617 NW 2nd STREET, DELRAY BEACH, FLORIDA, 33444

Recommendation:

- 1) Award the Public Notice of Intent to Dispose of CRA-owned property located at 617 NW 2nd Street for public infrastructure improvements to the City of Delray Beach; and
- 2) Approve a Purchase and Sale Agreement with the City of Delray Beach for the purchase of the property located at 617 NW 2nd Street in substantially the same form as attached in Exhibit E; and
- 3) 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 - Public Notice of Intent to Dispose](#)
[Exhibit C - City of Delray Beach Proposal](#)
[Exhibit D - Resolution 2024-10](#)
[Exhibit E - Draft Purchase and Sale Agreement](#)

7D. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING A PORTION OF THE CITY OF DELRAY BEACH DISPARITY STUDY

Recommendation: Approve the Interlocal Agreement between the City of Delray Beach and Delray Beach Community Redevelopment Agency to fund a portion of the City of Delray Beach Disparity Study in an amount not to exceed \$50,000.

Attachments:

[Agenda Cover Report](#)
[Exhibit A – ILA Disparity Study](#)

7E. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2024-2025 - ARTS GARAGE (DELRAY BEACH CREATIVE CITY COLLABORATIVE, INC.)

Recommendation: Approve the A.-G.U.I.D.E. Funding Agreement with Arts Garage (Delray Beach Creative City Collaborative, Inc). in an amount not to exceed \$275,000 for Fiscal Year 2024-2025 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments:

[Agenda Cover Report](#)
[Exhibit A - FY 2024-2025 – Arts Garage A.-G.U.I.D.E. Funding Agreement](#)

7F. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2024-2025 - DELRAY BEACH COMMUNITY LAND TRUST

Recommendation: Approve the A.-G.U.I.D.E. Agreement with the Delray Beach Community Land Trust, Inc. in an amount not to exceed \$239,810 for Fiscal Year 2024-2025 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2024-2025 – DBCLT A.-G.U.I.D.E. Funding Agreement](#)

7G. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2024-2025 - EXPANDING & PRESERVING OUR CULTURAL HERITAGE - SPADY MUSEUM

Recommendation: Approve the A.-G.U.I.D.E. Funding Agreement with Expanding and Preserving Our Cultural Heritage, Inc. (Spady Museum) in an amount not to exceed \$109,000 for Fiscal Year 2024-2025 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2024-2025 – EPOCH A.-G.U.I.D.E. Funding Agreement](#)

7H. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2024-2025 - DELRAY BEACH PUBLIC LIBRARY ASSOCIATION

Recommendation: Approve the A.-G.U.I.D.E. Funding Agreement with the Delray Beach Library Association, Inc. in an amount not to exceed \$443,000 for Fiscal Year 2024-2025 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2024-2025 – Library A.-G.U.I.D.E. Funding Agreement](#)

7I. THIRD AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING ASSISTANCE AGREEMENT - BLANC BEAUTY SALON HAIR AND NAIL INC.

Recommendation: Approve a ratification and amendment to the Site Development Assistance Funding Assistance Agreement for Blanc Beauty Salon Hair and Nail, Inc. for the improvement project located at 26 NW 6th Avenue, CRA Subarea #3., to increase the funding assistance amount and to extend the termination date.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Site Development Agreement and Amendments](#)
[Exhibit B - Third Amendment to Site Development Funding Assistance Agreement](#)
[Exhibit C - Funding Assistance Detail Sheet](#)

8. Old Business

A. None

9. New Business

9A. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2024-2025 - DELRAY BEACH HISTORICAL SOCIETY

Recommendation: Direction regarding the Delray Beach Historical Society, Inc. A.-G.U.I.D.E. Funding Request in an amount not to exceed of \$100,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2024-2025 – DBHS A.-G.U.I.D.E. Funding Agreement](#)

9B. RESOLUTION NO. 2024-11 - ADOPTION OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2024-2025 BUDGET

Recommendation:

1. Approve CRA Resolution No. 2024-11 adopting Delray Beach Community Redevelopment Agency Fiscal Year 2024-2025 Budget and
2. Approve the Goals & Objectives Analysis document establishing goals, objectives, and performance measures and standard for each program and activity undertaken by the Delray Beach Community Redevelopment Agency to comply with the Florida Statute § 189.062.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Resolution 2024-11](#)
[Exhibit B - Delray Beach CRA Work Plan and Budget 24-25](#)

9C. APPROVAL OF THE GOALS & OBJECTIVES ANALYSIS ESTABLISHING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS FOR PROGRAMS AND ACTIVITIES UNDERTAKEN BY THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY DURING FISCAL YEAR 2024-2025 TO COMPLY WITH THE FLORIDA STATUTE § 189.0694

Recommendation: Approve the Goals & Objectives Analysis establishing goals, objectives, and performance measures and standards for programs and activities undertaken by the Delray Beach Community Redevelopment Agency during Fiscal Year to comply with the Florida Statute § 189.0694.

Attachments: [Agenda Cover Report](#)
[Exhibit A – Goals & Objectives Analysis for Fiscal Year 2024-2025](#)

- 9D.** AWARD REQUEST FOR PROPOSAL CRA NO. 2024-05 - FOR THE DISPOSITION OF CRA-OWNED VACANT LOTS FOR THE DEVELOPMENT OF AFFORDABLE /WORKFORCE HOUSING TO DELRAY BEACH COMMUNITY LAND TRUST, INC.

Recommendation:

Award Request for Proposals CRA No. 2024-05 - for the Disposition of CRA-owned Vacant Lots for the Development of Affordable/Workforce Housing to the Delray Beach Community Land Trust, Inc. and authorize CRA staff to enter contract negotiations accordingly.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Evaluation Committee Composite Score Sheet](#)

[Exhibit B - Location Map](#)

[Exhibit C - RFP CRA No. 2024-05](#)

[Exhibit D - Delray Beach Community Land Trust, Inc. Proposal](#)

[Exhibit E - Habitat for Humanity of Greater Palm Beach County, Inc. Proposal](#)

- 9E.** CRA EXECUTIVE DIRECTOR ANNUAL REVIEW

Attachments:

[Agenda Cover Report](#)

10. Other Business

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

11. Adjournment