

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

Wednesday, October 20, 2021

4:00 PM

Regular Board Meeting

Arts Warehouse

Community Redevelopment Agency

CRA Board of Commissioners

Chair Shirley Ervin Johnson

Vice Chair Angie Gray

Deputy Vice Chair Juli Casale

CRA Commissioner Ryan Boylston

CRA Commissioner Kelcey Cordell Brooks

CRA Commissioner Adam Frankel

CRA Commissioner Shelly Petrolia

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. Powerpoint Presentation for October Board Meeting (For Informational Purposes Only)****4A. OCTOBER POWERPOINT PRESENTATION**

Attachments: [October 20, 2021- Regular Board Meeting](#)

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

Attachments: [CRA Monthly Report - October](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [CRA: Arts Warehouse Report - October](#)

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

Attachments: [CRA Funding Assistance Report - October](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [CRA Monthly Property Management Report - October](#)

5E. SOCIAL MEDIA REPORT

Attachments: [CRA Social Media Report - October](#)

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. SEPTEMBER 28, 2021 - REGULAR MEETING MINUTES**

Attachments: [September 28, 2021 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - JULY 2021

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FinStmt - July 2021 FY 20-21](#)

7C. ACCEPT THE MODIFICATIONS TO THE SITE DEVELOPMENT ASSISTANCE FUNDING PROGRAMS.

Recommendation: Approve the modification to the Site Development Assistance guidelines, opening eligibility to include retail businesses.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Site Development Assistance Program Guidelines modifications 10.2](#)
[Exhibit B - Memo of Modifications](#)

7D. PERPETUAL SIDEWALK EASEMENT AGREEMENT - PUBLIC RIGHT OF WAY ACCESSIBILITY IMPROVEMENTS, 57 SW 5th AVENUE, DELRAY BEACH, FL

Recommendation: Approve the Perpetual Sidewalk Easement Agreement with the City of Delray Beach for the CRA owned property located at 57 SW 5th Avenue, Delray Beach, FL 33444 for the purpose of completing public right of way improvements and for the CRA Chair to sign all documents for said purpose in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Perptual Sidewalk Easement](#)

7E. TEMPORARY USE AGREEMENT - COMMUNITY OUTREACH PROJECT, INC. - 606 W. ATLANTIC AVENUE

Recommendation: Approve the Temporary Use Agreement between the CRA and Community Outreach Project, Inc. for the use of the CRA-owned properties located at 606 W. Atlantic Avenue for parking.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Community Outreach Project, Inc. Letter Dated 81921](#)
[Exhibit C - Use Agreement](#)

8. Old Business

8A. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING APPLICATION - JERK & LIME AT NICOLE'S HOUSE, LLC (182 NW 5TH AVENUE)

Recommendation: Approve a Project Consultancy & Design Services Funding Agreement (Level 2 Design Services) with Jerk & Lime at Nicole's House, LLC for the proposed improvement project located at 182 NW 5th Avenue, for an amount not to exceed \$15,000.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - PAPA Location Map](#)

[Exhibit B - Photos of existing conditions](#)

[Exhibit C - Funding Assistance Detail Sheet - Nicole's House](#)

[Exhibit D - Application form](#)

[Exhibit E - Guidelines](#)

[Exhibit F - Financials-Start Up Projections](#)

8B. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING APPLICATION - LET'S TALK INNOVATION, LLC (D/B/A LET'S TALK CAFÉ) (186 NW 5TH AVENUE)

Recommendation: Approve a Project Consultancy & Design Services Funding Agreement (Level 2 Design Services) with Let's Talk Innovation, LLC (doing business as Let's Talk Café) for the proposed improvement project located at 186 NW 5th Avenue, for an amount not to exceed \$13,825.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - PAPA Location Map](#)

[Exhibit B - Photos of Existing Conditions](#)

[Exhibit C - Funding Assistance Detail Sheet - Let's Talk](#)

[Exhibit D - Application Form](#)

[Exhibit E - Guidelines](#)

[Exhibit F - Financials-Start Up Projections](#)

8C. UPDATE ON THE CARVER SQUARE WORKFORCE HOUSING DEVELOPMENT FROM PULTE GROUP

8D. HATCHER CONSTRUCTION AND DEVELOPMENT, INC. LOAN COMMITMENT LETTER AND THIRD AMENDMENT TO THE GROUND LEASE AGREEMENT - 20 AND 26 NW 6th AVENUE

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Loan Commitment Letter](#)

[Exhibit B - Third Amendment to Ground Lease](#)

9. New Business

9A. TEMPORARY USE AGREEMENT WITH DAVID MANCINI & SONS, INC. - 362 NE 3RD AVENUE

Recommendation: Approve the Revocable Temporary Use Agreement (Agreement) with David Mancini & Sons, Inc. and authorize the Executive Director to execute the Agreement and all related documents.

Attachments: [Agenda Cover Report](#)
[Exhibit A Location Map](#)
[Exhibit B Letter of Interest from David Mancini and Sons](#)
[Exhibit C Temporary Use Agreement 362 NE 3rd Ave](#)

10. Other Business

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

11. Adjournment