

# 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

Tuesday, January 23, 2024

4:00 PM

Regular Board Meeting at 4:00PM

Commission Chambers  
Delray Beach City Hall

## Community Redevelopment Agency

*CRA Board of Commissioners*

*Chair Adam Frankel  
Vice Chair Angela Burns  
Deputy Vice Chair Shelly Petrolia  
CRA Commissioner Ryan Boylston  
CRA Commissioner Rob Long*

## **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. January PowerPoint Presentation (For Informational Purposes Only)****4A. JANUARY POWERPOINT PRESENTATION**

Attachments: [January 23, 2024 - CRA Regular Board Meeting Presentation](#)

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

Attachments: [Monthly Work Plan Report - December 2023 & January 2024](#)

**5B. ARTS WAREHOUSE REPORT**

Attachments: [Arts Warehouse Report - December 2023 & January 2024](#)

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

Attachments: [Funding Assistance & Community Outreach Report - December 2023 & January 2024](#)

**5D. PROPERTY MANAGEMENT REPORT**

Attachments: [Property Management Report - December 2023 & January 2024](#)

**5E. SOCIAL MEDIA REPORT**

Attachments: [Social Media Report - December 2023 & January 2024](#)

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

Attachments: [November 16, 2023 - Regular Board Meeting Minutes](#)

**7B. SPECIAL BOARD MEETING MINUTES**

Attachments: [December 12, 2023 - Special Board Meeting Minutes](#)

**7C. CRA FINANCIAL REPORT - SEPTEMBER 2023**

**Recommendation:** Receive and File.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A – September 2023 Financial Statements](#)

**7D. CRA FINANCIAL REPORT - OCTOBER 2023**

**Recommendation:** Receive and File.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A – October 2023 Financial Statements](#)

**7E. CRA FINANCIAL REPORT - NOVEMBER 2023**

**Recommendation:** Receive and File.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - November 2023 Financial Statements](#)

**7F. ACCEPTANCE OF SOLID WASTE AUTHORITY BLIGHTED PROPERTY GRANT**

**Recommendation:**

Accept the Solid Waste Authority of Palm Beach County's Blighted Property Grant award and authorize the Delray Beach Community Redevelopment Agency Board (CRA) 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 \$20,000.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A – CRA's Grant Application](#)  
[Exhibit B – FY2024 Blighted and Distressed Property Clean-Up Grant Interlocal](#)

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

**Recommendation:**

Approve the Third Amendment to the Agreement between the Delray Beach Community Redevelopment Agency (CRA) and Ahrens Enterprises DBA Ahrens Companies (Ahrens) for the construction of a commercial building located at 95 SW 5th Avenue in an amount not to exceed \$102,300.34 and authorize the CRA Board Chair to execute all related documents for said purpose.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Third Amendment to Ahrens Agreement](#)  
[Exhibit B - Location Map](#)  
[Exhibit C - Agreement and Amendments](#)  
[Exhibit D - Change Orders](#)

**7H. UPDATE ON LEASES FOR THREE (3) FIRST FLOOR TENANT BAYS - 98 NW 5TH AVENUE**

**Recommendation:**

None.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit B - Tenant Application Form](#)

[Exhibit CA. - Lease Agreement for 98 NW 5th Avenue Atlantic Current](#)

[Exhibit CB. - Lease Agreement for 98 NW 5th Avenue Rabbit Hole](#)

[Exhibit CC. - Lease Agreement for 98 NW 5th Avenue Touch of Posh Salon](#)

[Exhibit D - CRA Community Redevelopment Plan Project](#)

**7I. CANCELLATION OF REQUEST FOR PROPOSALS CRA NO. 2023-04  
WORKSPACE OPERATOR FOR 98 NW 5TH AVENUE**

**Recommendation:**

Cancel Request for Proposals (RFP) CRA NO. 2023-04 Workspace Operator for 98 NW 5TH Avenue

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A – RFP CRA No. 2023-04 and Addenda](#)

**7J. 700 WEST ATLANTIC AVENUE TENANTS**

**Recommendation:** Approve the following:

- 1) Authorize CRA Staff to issue a new written notice to vacate by February 29, 2024, to tenants and licensees occupying or utilizing the 700 West Atlantic Avenue property; and
- 2) A Fourth Amendment to the Emanuel Jackson Sr. Project, Inc. Revocable License Agreement (“Agreement”), dated April 1, 2022, to amend the termination date of the Agreement to February 29, 2024; and
- 3) Authorize the CRA's Chair, Executive Director and legal counsel to execute any and all related documents to facilitate the above action(s).

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

**7K. PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - FBDJR, LLC (30 SE 4th AVENUE, CRA SUB AREA #2)**

**Recommendation:** Approve a Paint-Up & Signage Funding Assistance Agreement with FBDJR, LLC for the proposed exterior painting improvements at 30 SE 4th Avenue, within CRA sub-area #2, for an amount not to exceed \$5,000.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Existing Exterior Conditions](#)

[Exhibit C - Funding Assistance Detail Sheet - Devitt P.A.](#)

[Exhibit D - City of Delray Beach Color Change Approval](#)

[Exhibit E - Paint-Up-Signage-Program-Guidelines-appro](#)

[Exhibit F - Paint-Up and Signage Funding Assistance Agreement - Devitt, Thistl](#)

**7L. SIXTH AMENDMENT TO COMMERCIAL LEASE AGREEMENT AND SECOND AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - JERK & LIME AT NICOLE'S HOUSE, LLC**

**Recommendation:** 1) Approve the amendment to extend the buildout period of the existing Commercial Lease Agreement between the CRA and Jerk and Lime at Nicole's House, LLC located at 182 NW 5 Avenue within CRA sub-area #3 and

2) Approve an extension to the existing Site Development Assistance funding agreement for Jerk and Lime at Nicole's House, LLC for the improvement project located at 182 NW 5th Avenue, CRA sub-area #3.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A – Sixth Amendment to the Commercial Lease Agreement with Jerk an](#)

[Exhibit B – Second Amendment to Site Development Assistance Agreement](#)

[Exhibit C - Extension Request](#)

**8. Old Business**

A. None

**9. New Business**

**9A. DISCUSSION - UPCOMING CRA BUDGET 2024 AMENDMENT**

**9B. ISSUE REQUEST FOR PROPOSALS CRA NO. 2024-01 FOR THE DISPOSITION OF CRA-OWNED VACANT LOTS FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING**

**Attachments:**

[Agenda Cover Report](#)

## **10. Other Business**

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

## **11. Adjournment**