

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

Thursday, September 28, 2023

4:00 PM

Regular Board Meeting at 4:00 PM

Delray Beach City Hall

Or livestream: <https://www.youtube.com/@cityofdelraybeachfl>

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. September PowerPoint Presentation (For Informational Purposes Only)****4A. SEPTEMBER POWERPOINT PRESENTATION**

Attachments: [September 28, 2023 - Regular Board Meeting Presentation](#)

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

Attachments: [Monthly Work Plan Report - September 2023](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - September 2023](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance and Community Outreach Report - September 2023](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - September 2023](#)

5E. SOCIAL MEDIA REPORT

Attachments: [Social Media Report - September 2023](#)

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

Attachments: [August 22, 2023 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - JULY 2023

Recommendation: Receive and File.

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

7C. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 - 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 the amount of \$275,000 for Fiscal Year 2023-2024 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: [Agenda Cover Report](#)

[Exhibit A - FY 2023-2024 – Arts Garage A.-G.U.I.D.E. Funding Agreement](#)

7D. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 - DELRAY BEACH COMMUNITY LAND TRUST

Recommendation: Approve the A.-G.U.I.D.E. Funding Agreement with the Delray Beach Community Land Trust, Inc. in the amount of \$213,710 for Fiscal Year 2023-2024 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: [Agenda Cover Report](#)

[Exhibit A - FY 2023-2024 - DBCLT A.-G.U.I.D.E. Funding Agreement](#)

7E. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 - DELRAY BEACH HISTORICAL SOCIETY

Recommendation: Approve the A.-G.U.I.D.E. Funding Agreement with the Delray Beach Historical Society, Inc. in the amount of \$75,000 for Fiscal Year 2023-2024 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: [Agenda Cover Report](#)

[Exhibit A - FY 2023-2024 – DBHS A.-G.U.I.D.E. Funding Agreement](#)

7F. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 - 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 the amount of \$109,000 for Fiscal Year 2023-2024 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: [Agenda Cover Report](#)

[Exhibit A - FY 2023-2024 – EPOCH A.-G.U.I.D.E. Funding Agreement](#)

7G. A.-G.U.I.D.E. FUNDING REQUEST FOR FISCAL YEAR 2023-2024 - DELRAY BEACH PUBLIC LIBRARY ASSOCIATION

Recommendation: Approve the A.-G.U.I.D.E. Funding Agreement with the Delray Beach Library Association, Inc. in the amount of \$443,000 for Fiscal Year 2023-2024 and authorize the CRA Board Chair and Executive Director to execute all documents for said purpose.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2023-2024 - Library A.-G.U.I.D.E. Funding Agreement](#)

7H. APPROVE THE SECOND AMENDMENT TO THE REPURCHASE AGREEMENT - DELRAY BEACH COMMUNITY LAND TRUST, INC. - 102 NW 13TH AVENUE (FORMERLY 102 AND 1311 NW 14TH AVENUE)

Recommendation: Approve the Second Amendment to the Repurchase Agreement with the Delray Beach Community Land Trust, Inc. ("DBCLT") for 102 NW 13th Avenue (Formerly 102 and 1311 NW 14th Avenue) for the same purchase price as paid by DBCLT to the CRA in the amount of \$10,000.00.

Attachments: [Agenda Cover Report](#)
[Exhibit A – Second Amendment to Repurchase Agreement with DBCLT](#)
[Exhibit B – PBC PCN Combined Properties Letter dated 10.11.22](#)

7I. FOURTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR

Recommendation: Approve the Fourth Amendment to the Employment Agreement for the Executive Director.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Fourth Amendment to Employment Agreement](#)

7J. AMENDMENT TO CRA HUMAN RESOURCES POLICIES & PROCEDURES MANUAL - SECTION 17 AND SECTION 30

Recommendation: Approve the proposed amendment to "Human Resources Policies and Procedures Manual" for the Delray Beach Community Redevelopment Agency.

Attachments: [Agenda Cover Report](#)
[Exhibit A – Proposed Amendment to Section 17 and Section 30 to the CRA Hu](#)

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

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - Agreement and Amendment](#)
 [Exhibit C - Change Order](#)

8. Old Business

9. New Business

9A. PRESENTATION FROM THE CITY OF DELRAY BEACH CLEAN AND SAFE DIVISION

9B. RESOLUTION NO. 2023-06 - ADOPTION OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2023-2024 BUDGET

Recommendation: Approve CRA Resolution No. 2023-06 adopting Delray Beach Community Redevelopment Agency Fiscal Year 2023-2024 Budget.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Resolution 2023-06 & Budget](#)
 [Exhibit B - CRA Work Plan & Budget](#)

9C. DISCUSSION – DELRAY GREENMARKET LOCATION FOR WINTER 2023-2024 & SUMMER 2024

10. Other Business

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

11. Adjournment