

# 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

Thursday, June 1, 2023

Regular Board Meeting at 4:00PM

Arts Warehouse

## 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.

#### 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. June Powerpoint Presentation (For Informational Purposes Only)****4A. JUNE POWERPOINT PRESENTATION**

**Attachments:**      [June 1, 2023 - Regular Board Meeting Presentation](#)

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

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

**5B. ARTS WAREHOUSE REPORT**

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

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

**Attachments:**      [Funding Assistance & Community Outreach Report - May 2023](#)

**5D. PROPERTY MANAGEMENT REPORT**

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

**5E. SOCIAL MEDIA REPORT**

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

**6. Public Comments on Agenda & Non-Agenda Agenda Items****7. Consent Agenda****7A. APRIL 25, 2023 - REGULAR MEETING MINUTES**

**Attachments:**      [April 25, 2023 - CRA Regular Board Meeting Minutes](#)

- 7B.** 95 SW 5TH AVENUE AFFORDABLE COMMERCIAL DEVELOPMENT - REVOCABLE TEMPORARY USE AGREEMENT WITH AHRENS ENTERPRISES, INC., DBA AHRENS COMPANIES, FOR THE TEMPORARY USE OF THE CRA-OWNED PROPERTIES LOCATED AT 105 SW 5TH AVENUE, 46 SW 6TH AVENUE, AND 48 SW 6TH AVENUE, DELRAY BEACH, FLORIDA, 33444.

**Recommendation:** Approve the Temporary Use Agreement (Agreement) with Ahrens Enterprises, Inc., dba Ahrens Companies, (Ahrens) and authorize the Executive Director to execute the Agreement and all related documents for the temporary use of the CRA-Owned properties located at 105 SW 5th Avenue, 46 SW 6th Avenue, and 48 SW 6th Avenue as a parking and staging area for the 95 SW 5th Avenue Affordable Commercial Development, in substantially the attached form.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Temporary Use Agreement \(without exhibits\)](#)

- 7C.** FIRST AMENDMENT TO REVOCABLE LICENSE - JACKSON HEWITT TAX SERVICE - 135 NW 5TH AVENUE

**Recommendation:** Approve the First Amendment to the Revocable License with Jackson Hewitt Tax Service at 135 NW 5th Avenue for an extension of the Termination Date to June 11, 2024.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A – First Amendment to the Revocable License](#)

## 8. Old Business

## 9. New Business

- 9A.** BUDGET AMENDMENT NO. 1, FISCAL YEAR 2022-2023

**Recommendation:** Approve CRA Resolution No. 2023-02 adopting Budget Amendment No. 1 for FY 2022-2023.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Resolution No. 2023-02 - Budget Amendment No. 1 FY 2022-2023](#)  
[Exhibit B - FY 2022-2023 Budget Amendment No. 1](#)

- 9B.** DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2023-2024 DRAFT BUDGET OVERVIEW

**Recommendation:** CRA Board Discussion.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Draft Budget](#)

- 9C.** ISSUANCE OF REQUEST FOR PROPOSALS (RFP) CRA NO. 2023-04  
WORKSPACE OPERATOR FOR SECOND FLOOR OF CRA-OWNED PROPERTY  
(98 NW 5TH AVENUE), IN SUBSTANTIALLY THE ATTACHED FORM.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - RFP for Workspace Operator for CRA-Owned Property 98 NW 5th A'](#)

## **10. Other Business**

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

## **11. Adjournment**