

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, April 23, 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. April PowerPoint Presentation (For Informational Purposes Only)****4A. APRIL POWERPOINT PRESENTATION**

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

4B. PRESENTATION BY PALM BEACH COUNTY COMMISSION ON ETHICS**4C. PRESENTATION BY EJS PROJECT****5. Staff Reports (For Informational Purposes Only)****5A. MONTHLY WORK PLAN REPORT**

Attachments: [Monthly Work Plan Report - March and April 2024](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - March and April 2024](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

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

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - March and April 2024](#)

5E. SOCIAL MEDIA REPORT

Attachments: [Social Media Report - March and April 2024](#)

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

Attachments: [February 27, 2024 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - JANUARY 2024

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A – January 2024 Financial Statements](#)

7C. CRA FINANCIAL REPORT - FEBRUARY 2024

Recommendation: Receive and File.

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

7D. SECOND AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH SOD UNLIMITED, INC.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Agreement for Landscape Maintenance Services](#)
[Exhibit B - Second Amendment to Agreement for Landscape Maintenance Serv](#)
[Exhibit C – Sod Unlimited Proposal for Additional Properties](#)
[Exhibit D - Sod Unlimited Proposal for Additional Trash Pick-Up](#)

7E. REQUEST FOR QUALIFICATIONS FOR NW 800 BLOCK OF WEST ATLANTIC AVENUE - DESIGN/BUILD REDEVELOPMENT PROJECT

Recommendation: Issuance of a Request for Qualifications (RFQ) for Design/Build Services for the NW 800 Block of West Atlantic Avenue Redevelopment Project in line with the Conceptual Design approved by the CRA Board.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Draft RFQ - Design Build - NW 800 Block Container Project](#)
[Exhibit B - Location Map](#)

- 7F.** PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - MONNILIA INVESTMENT LLC (601 W ATLANTIC AVE, CRA SUB AREA #3) IN AN AMOUNT NOT TO EXCEED \$3,018.96.

Recommendation: Approve a Paint-Up & Signage Funding Assistance Agreement with Monnilia Investment, LLC for the proposed exterior painting improvements at 601 W. Atlantic Avenue, within CRA sub-area #3, for an amount not to exceed \$3,018.96, pending paint color change approval from the City of Delray Beach.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Existing Exterior Conditions](#)
[Exhibit C - Funding Assistance Detail Sheet](#)
[Exhibit D - Paint-Up & Signage Funding Program Guidelines](#)
[Exhibit E - Paint-Up & Signage Funding Assistance Agreement](#)
[Exhibit F - Paint Sample](#)

- 7G.** FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - BLANC BEAUTY SALON HAIR AND NAIL INC.

Recommendation: Approve an extension to the existing Site Development Assistance funding agreement for Blanc Beauty Salon Hair and Nail, Inc. for the improvement project located at 26 NW 6th Avenue, CRA sub-area #3.

Attachments: [Agenda Cover Report](#)
[Exhibit A – Site Development Assistance Agreement](#)
[Exhibit B – First Amendment to Site Development Assistance Agreement](#)

- 7H.** PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE APPLICATION - RABBIT HOLE DELRAY, LLC (98 NW 5TH AVENUE) IN AN AMOUNT NOT TO EXCEED \$4,845.

Recommendation: Approve a Project Consultancy & Design Services Funding Assistance Agreement (Level 2 Design Services) with Rabbit Hole Delray, LLC for the proposed improvement project located within the building located at 98 NW 5th Avenue, for an amount not to exceed \$4,845.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C - Funding Assistance Detail Sheet](#)
[Exhibit D - Application Form](#)
[Exhibit E - Project Consultancy & Design Services Program Guidelines](#)
[Exhibit F – Funding Agreement](#)

- 7I. DELRAY CHAMBER EDUCATION FUND - BUS SHELTER WRAP - W. ATLANTIC LOCATION HONORING VILLAGE ACADEMY IN AMOUNT NOT TO EXCEED \$2,500.

Recommendation:

Approve the Bus Shelter Partnership Agreement with the Delray Chamber Education Fund in an amount not to exceed \$2,500, in substantially the attached form.

Attachments:

[Agenda Cover Report](#)

[Exhibit A – Bus Shelter Partnership Agreement](#)

[Exhibit B - Location Map](#)

- 7J. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING DATES - MAY 2024 THROUGH FEBRUARY 2025

Recommendation:

Approve the proposed CRA Board meeting schedule with dates for the period of May 2024 through February 2025.

Attachments:

[Agenda Cover Report](#)

8. Old Business

**8A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT
ADVISORY COMMITTEE FOLLOW UP**

Recommendation:

- Disapprove amendment and appoint applicants to the Redevelopment Advisory Committee under Resolution 2023-03;

OR

- Approve amendment and appoint applicants to the Redevelopment Advisory Committee under the amended Resolution;

OR

- Approve amendment and reopen and extend the application period to provide time for new eligible applicants to apply under the amended Resolution;

OR

- Board direction on how to proceed.

Attachments:

[Agenda Cover Report](#)

[Exhibit A](#)

[Exhibit B - Resolution 2023-03](#)

[Exhibit C - Draft RAC Resolution Amendment](#)

[DeMeo](#)

[Hill](#)

[Keller](#)

[Land](#)

[McFadden](#)

[Newbold](#)

[Schippani](#)

[Strauss](#)

[Suarez](#)

[Van Arnen](#)

8B. CANCELLATION OF REQUEST FOR PROPOSALS CRA NO. 2024-02 PROPERTY MANAGEMENT SERVICES FOR 98 NW 5TH AVENUE

Recommendation:

Cancel Request for Proposals (RFP) CRA NO. 2024-02 Property Management Services for 98 NW 5TH Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - RFP CRA No. 2024-02 Property Management Services for 98 NW 5t](#)

9. New Business

9A. APPOINTMENT OF CRA OFFICER: DEPUTY VICE-CHAIR

Recommendation: Appoint a member of the Board to the position of CRA Deputy Vice-Chair.

Attachments: [Agenda Cover Report](#)

10. Other Business

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

11. Adjournment