

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, July 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. July PowerPoint Presentation (For Informational Purposes Only)****4A. JULY POWERPOINT PRESENTATION**

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

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

Attachments: [Monthly Work Plan Report - June and July 2024](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - June and July 2024](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance and Community Outreach Report - June and July 2024](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - June and July 2024](#)

5E. SOCIAL MEDIA REPORT

Attachments: [Social Media Report - June and July 2024](#)

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

Attachments: [May 30, 2024 - CRA Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - MAY 2024

Recommendation: Receive and File.

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

7C. CRA FINANCIAL REPORT - JUNE 2024

Recommendation: Receive and File.

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

7D. AMENDMENT TO CRA BYLAWS

Recommendation:

Approve the amendment to the CRA Bylaws to align with the City of Delray Beach's Local Rules of Procedure and Quasi-Judicial Rules of the Delray Beach City Commission for public comment.

Attachments: [Agenda Cover Report](#)
[Exhibit A - CRA Bylaws with Proposed Amendment](#)

7E. RESOLUTION 2024-07 - APPROVE A PURCHASE AND SALE AGREEMENT WITH EMMA H. SHARPE, TRUSTEE FOR THE PURCHASE OF THE PORTION OF A PROPERTY ABUTTING 111 NW 11TH AVENUE AND 106 NW 10TH AVENUE IN AN AMOUNT NOT TO EXCEED \$40,000

Recommendation:

1. Approve a Purchase and Sale Agreement with Emma. H. Sharpe, Trustee for the purchase of the property abutting 111 NW 11th Avenue and 106 NW 10th Avenue (Subject Property) in an amount not to exceed \$40,000 in a form legally acceptable to the CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Counsel.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map and Survey](#)
[Exhibit B - Draft Purchase and Sale Agreement](#)
[Exhibit C - Resolution 2024-07](#)

7F. APPROVE THE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES PROVIDED BY CURRIE SOWARDS AGUILA ARCHITECTS, INC.

Recommendation: Approve the Work Assignment for Architectural Services with Currie Sowards Aguila Architects, Inc. for repairs at the Arts Warehouse, located at 313 NE 3rd Street, in an amount not to exceed \$61,075.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Continuing Consulting Services Agreement](#)
[Exhibit C - Work Assignment](#)
[Exhibit D - Proposal from Currie Sowards Aguila](#)

7G. APPROVE WORK ASSIGNMENT FOR LANDSCAPE ARCHITECT SERVICES PROVIDED BY AGTLAND, P.A.

Recommendation: Approve the Work Assignment for Landscape Architect Services with AGTLAND, P.A. for the property located at 182-186 NW 5th Avenue.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Continuing Consulting Services Agreement with AGTLAND, P.A.](#)
[Exhibit C - Work Assignment](#)
[Exhibit D - AGTLAND P.A. Proposal](#)

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

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

7I. FIFTH AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SONG + ASSOCIATES, INC. FOR DESIGN, CONSULTING, AND CONSTRUCTION ADMINISTRATION SERVICES FOR 95 SW 5TH AVENUE

Recommendation: Approve the Fifth Amendment to the Consulting Work Assignment with Song + Associates, Inc. for 95 SW 5th Avenue, Delray Beach, FL 33444.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Original Work Assignment and Amendments](#)
[Exhibit B - Reinstatement and Fifth Amendment to Work Assignment](#)
[Exhibit C - Additional Service Proposal - Song + Associates](#)

7J. HOLD HARMLESS AGREEMENT WITH THE CITY OF DELRAY BEACH FOR AWNING AT 95 SW 5th AVENUE

- Recommendation:**
1. Approve the attached Hold Harmless Agreement with the City of Delray Beach for the CRA-owned commercial property located at 95 SW 5th Avenue, in substantially the attached form;

AND

2. Authorize the CRA Board Chair to execute the agreement, and any related documents, in a form acceptable to the CRA Legal Counsel.

- Attachments:**
- [Agenda Cover Report](#)
 - [Exhibit A - Location Map](#)
 - [Exhibit B - Drawings Showing Awnings](#)
 - [Exhibit C - Hold Harmless Agreement with Exhibits](#)

7K. APPROVE THE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH LAKE IDA CHURCH OF CHRIST, INC. FOR A PORTION OF THE PROPERTY LOCATED AT 1300 LAKE IDA ROAD TO AMEND THE PORTION OF PROPERTY TO BE PURCHASED, INCREASE THE TOTAL PURCHASE PRICE TO \$768,400, AND AMEND THE APPROVALS PERIOD AND THE CLOSING DATE

- Recommendation:**
1. Approve the First Amendment to the Purchase and Sale Agreement with Lake Ida Church of Christ Inc. for a portion of the property approximately located at 1300 Lake Ida Road to amend the portion of property to be purchased, increase the total purchase price not to exceed \$768,400, and extend the Approvals Period and Closing Date, in a form legally acceptable to the CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the First Amendment to the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Counsel.

- Attachments:**
- [Agenda Cover Report](#)
 - [Exhibit A - Location Map](#)
 - [Exhibit B - Purchase and Sale Agreement](#)
 - [Exhibit C - First Amendment to Purchase and Sale Agreement](#)

7L. ISSUE NOTICE OF INTENT TO DISPOSE FOR 617 NW 2ND STREET

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Notice of Intent to Dispose](#)

7M. DELRAY BEACH HOUSING AUTHORITY- 134 SW 9TH AVENUE - SATISFACTION OF MORTGAGE OF \$95,000

Attachments: [Agenda Cover Report](#)
[Exhibit A - Delray Beach Housing Authority Resolution 2024-06](#)
[Exhibit B - Purchase and Sale Agreement 134 SW 9th Ave](#)
[Exhibit C- Satisfaction of Mortgage](#)

7N. SECOND 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 – Second Amendment to Site Development Assistance Agreement](#)

7O. 4TH & 5TH AVENUE LLC - IPIC - ASSIGNMENT OF PARKING COST SHARING AGREEMENT - 25 SE 4TH AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A – Assignment of Parking Cost Sharing Agreement](#)
[Exhibit B - Parking Cost Sharing Agreement](#)
[Exhibit C - 2017 Assignment of Parking Cost Sharing Agreement](#)

8. Old Business

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

- Appoint remaining applicants for subareas 2, 3, and 8 to the Redevelopment Advisory Committee under Resolution 2024-06;

AND

- Approve amendment to include a term review provision after the one-year term;

OR

- Board direction on how to proceed.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - List of Applicants](#)

[Exhibit B - RAC Resolution 2024-06](#)

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

[Exhibit D - RAC with Updated Terms](#)

[Exhibit E - Proposed RAC Meeting Dates](#)

[Beck](#)

[DeMeo](#)

[Elayyan](#)

[Lebrevelec](#)

[Newbold](#)

[Suarez](#)

[Van Arnem](#)

9. New Business**9A. DISCUSSION - DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY PRELIMINARY BUDGET PRESENTATION FOR FISCAL YEAR 2024-2025**

Recommendation: Discussion.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Preliminary FY 2024-2025 Budget](#)

10. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment