

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, October 29, 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. October PowerPoint Presentation (For Informational Purposes Only)****4A. OCTOBER POWERPOINT PRESENTATION**

Attachments: [October 29, 2024 - CRA Regular Board Meeting Presentation](#)

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

Attachments: [Monthly Work Plan Report - October 2024](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - October 2024](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance & Community Outreach Report - October 2024](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - October 2024](#)

5E. SOCIAL MEDIA REPORT

Attachments: [Social Media Report - October 2024](#)

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

Attachments: [September 24, 2024 - CRA Regular Board Meeting Minutes](#)

7B. RETROACTIVE APPROVAL TO APPLY FOR FISCAL YEAR 2024-2025 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT

Recommendation: Retroactive approval of the CRA's application to the Solid Waste Authority (SWA) of Palm Beach County for its annual Blighted and Distressed Property Clean-Up Grant (Grant).

Attachments: [Agenda Cover Report](#)
[Exhibit A - Property Map and Photos](#)
[Exhibit B - 2025 SWA Grant Application](#)

7C. COMMERCIAL LEASE AGREEMENT – 135 NW 5 AVENUE, UNIT C6

Recommendation: Approve the Commercial Lease Agreement for Danny Mesidort d/b/a Jackson Hewitt Tax Service (formerly known as Factual Multi Services, LLC) located at 135 NW 5th Avenue, Unit C6 in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Blank Tenant Application for West Settlers Building - 135 NW 5th Av](#)
[Exhibit C - Notice Intent to Lease & Application](#)
[Exhibit D- Jackson Hewitt Tenant Application-135 NW 5th Ave \(West Settlers\)](#)

7D. FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING ASSISTANCE AGREEMENT - THE ATLANTIC CURRENT, LLC

Recommendation: Approve a ratification and amendment to the Site Development Assistance Funding Assistance Agreement for The Atlantic Current, LLC for the improvement project located at 98 NW 5th Avenue, Suite 105, CRA Subarea #3., to extend the termination date.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Site Development Funding Assistance Agreement](#)
[Exhibit C - First Amendment to Site Development Funding Assistance Agreeeme](#)

7E. SITE DEVELOPMENT ASSISTANCE FUNDING - RABBIT HOLE DELRAY (98 NW 5TH AVENUE, SUITE 101) IN AN AMOUNT NOT TO EXCEED \$61,640.67

Recommendation: Approve a Site Development Assistance Funding Agreement with Rabbit Hole Delray for the proposed improvement project located at 98 NW 5th Avenue, CRA sub-area #3, in an amount not to exceed \$61,640.67.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map - Rabbit Hole Delray](#)

[Exhibit B - Picture of Existing Interior](#)

[Exhibit C - Funding Assistance Detail Sheet Rabbit Hole Delray](#)

[Exhibit D - Application- Site Dev.Rabbit Hole](#)

[Exhibit E - Business Plan- Rabbit Hole](#)

[Exhibit F - Site Development Assistance Program Guidelines](#)

7F. COMPLETION OF RESTAURANT BUILDOUT AT CRA OWNED PROPERTY LOCATED AT 182 NW 5TH AVENUE

Recommendation: Approve expenditure of funds to complete a restaurant buildout at CRA Owned property located at 182 NW 5th Avenue within CRA sub-area #3.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Sixth Amendment to the Commercial Lease Agreement with Jerk and](#)

[Exhibit C - Second Amendment to Site Development Assistance Agreement](#)

7G. RESOLUTION NO. 2024-12 - AGREEMENT FOR ROOF MAINTENANCE AND REPAIR SERVICES AT CRA OWNED PROPERTY LOCATED AT 102 NW 5TH AVENUE

- Recommendation:**
1. Approve Resolution 2024-12 and the Agreement with CJ Contracting, LLC, to provide professional roof maintenance and repair services for CRA owned properties through May 16, 2025 (with two (2) options to renew at the CRA's sole discretion), piggybacking the terms of the CRA's Agreement with the City of Delray Beach's roof maintenance and repair agreement, and authorize the Executive Director to execute any related documents; and
 2. Approve a Work Assignment with CJ Contracting, LLC to provide professional roof maintenance and repair services for the CRA-owned property located at 102 NW 5th Avenue in an amount not to exceed \$97,900.

- Attachments:**
- [Agenda Cover Report](#)
 - [Exhibit A - Location Map](#)
 - [Exhibit B - Resolution 2024-12 and Agreement](#)
 - [Exhibit C - City's Agreement \(as presented at the May 17, 2022, City Commission Meeting\)](#)
 - [Exhibit D - CJ Contracting Work Assignment for 102 NW 5th Avenue](#)

7H. AUTHORIZATION TO TERMINATE THE MONTH-TO-MONTH TENANCY WITH LA ROSA MARKET, INC. LOCATED AT 102 NW 5th AVENUE, UNITS 108 & 110, DELRAY BEACH, FL 33444 AND AUTHORIZATION TO TAKE ALL NECESSARY LEGAL ACTIONS RELATED TO EFFECTUATE THE TERMINATION.

- Recommendation:** Authorize to terminate the month to month tenancy with La Rosa Market, Inc. located at 102 NW 5th Avenue, Units 108 & 110, Delray Beach, FL 33444 and take all necessary legal actions related to effectuate the termination.

- Attachments:**
- [Agenda Cover Report](#)
 - [Exhibit A - Location Map](#)
 - [Exhibit B - Excerpt from 2014 CRA Plan Amendment](#)

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

- Recommendation:** Approve the Fifth Amendment to the Employment Agreement for the Executive Director.

- Attachments:**
- [Agenda Cover Report](#)
 - [Exhibit A - Fifth Amendment To Employment Agreement](#)

8. Old Business

A. None

9. New Business

9A. A.-G.U.I.D.E. PRESENTATIONS FOR FISCAL YEAR 2024-2025 FUNDING CYCLE

Attachments: [Arts Garage FY2024-2025 A.-G.U.I.D.E. Presentation](#)
 [Community Land Trust FY2024-2025 A.-G.U.I.D.E. Presentation](#)
 [Delray Beach Historical Society FY2024-2025 A.-G.U.I.D.E. Presentation](#)
 [Spady Cultural Heritage Museum FY2024-2025 A.-G.U.I.D.E. Presentation](#)
 [Delray Beach Public Library FY2024-2025 A.-G.U.I.D.E. Presentation](#)

9B. UPDATE ON FUTURE TENANTS AND MURAL FOR THE COMMERCIAL BUILDING LOCATED AT 95 SW 5TH AVENUE

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - CRA Survey Question](#)
 [Exhibit C- Renderings of Approved Design](#)

10. Redevelopment Advisory Committee

11. Other Business

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

12. Adjournment