

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, July 12, 2018

6:00 PM

Regular Meeting at 6:00 PM

Commission Chambers
Delray Beach City Hall

Community Redevelopment Agency

CRA Board of Commissioners
Chair Shelly Petrolia
Vice Chair Shirley Ervin Johnson
Deputy Vice Chair Angie Gray
Treasurer Bill Bathurst
Commissioner Adam Frankel
Commissioner Ryan Boylston
Commissioner Pamela Brinson

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 2 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. Approval of Minutes****4A. JUNE 11 MINUTES**

Attachments: [June 11 Minutes](#)

5. Presentations**6. Public Comments on Non-Agenda and Consent Agenda Items****7. Consent Agenda****7A. CRA FINANCIAL REPORT - MAY 2018**

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - May 2018 Monthly Financial Statements](#)

7B. CRA WORK PLAN MONTHLY PROGRESS REPORT, JUNE 2018

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - CRA Monthly Progress Report FY 17-18](#)
 [CIP Project Map FY17-18 Revised 5-30-18](#)

7C. CLEAN AND SAFE PROGRAM MONTHLY REPORT, MAY 2018

Recommendation: Accept and file.

Attachments: [Agenda Cover Report](#)
 [Exhibit A - Clean & Safe backup](#)

7D. PURCHASE AND SALE AGREEMENTS -DELRAY BEACH COMMUNITY LAND TRUST -PURCHASE FIVE (5) CRA-OWNED RESIDENTIAL PROPERTIES

Recommendation: Approve Resolution No. 2018-12 for the Agreements for Purchase and Sale with Delray Beach Community Land Trust for conveyance of 229 and 231 SW 14th Avenue, 233 SW 14th Avenue, 237 NW 5th Avenue and a property on NW 8th Avenue in accordance with the terms specified in the agreements and authorize the CRA Chair to sign any and all documents related to this transaction.

Attachments: [Agenda Cover Report](#)
[Exhibit A - DBCLT Letter of Interest- Map](#)
[Exhibit B - DBCLT Reso for PS Agreement - 5 Parcels](#)
[Exhibit C - Purchase and Sale Agreement \(237 NW 5 Ave\) \(00238682xC4B6A\)](#)

7E. THIRD AMENDMENT TO DEVELOPMENT SERVICES CONTINUING CONTRACT AGREEMENTS - PMG ASSOCIATES, INC., REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC, IBI GROUP FLORIDA, INC., AND WTL+A

Recommendation: By separate motions:

1. Approve the Third Amendment to the Agreement with PMG Associates, Inc. to provide for Project Development, Financial, and Real Estate Management Analysis and Services, and extend the term for a period of twelve (12) months, expiring on August 13, 2019.
2. Approve the Third Amendment to the Agreement with Redevelopment Management Associates, LLC to provide for Project Development, Financial, and Real Estate Management Analysis and Services, and extend the term for a period of twelve (12) months, expiring on August 13, 2019.
3. Approve the Third Amendment to the Agreement with IBI Group Florida, Inc. to provide for Project Development, Financial, and Real Estate Management Analysis and Services, and extend the term for a period of twelve (12) months, expiring on August 13, 2019.
4. Approve the Third Amendment to the Agreement with WTL+a to provide for Project Development, Financial, and Real Estate Management Analysis and Services, and extend the term for a period of twelve (12) months, expiring on August 13, 2019.

Attachments: [Agenda Cover Report](#)
[Third Amend Agreements](#)

7F. CURB APPEAL GRANT - 124 SW 8TH STREET (OWENS)

Recommendation: Approve a Curb Appeal Grant for the property located at 124 SW 8th Street, for an amount not to exceed \$14,280.00.

Attachments: [Agenda Cover Report](#)
[Exhibit A -Location Map](#)
[Exhibit B & C - In-House Est. + Quote Info Sheet](#)
[Exhibit D - Photos of Existing Conditions](#)
[Exhibit E - Memo - Additional Info on Curb Appeal Program](#)

7G. PAINT-UP & SIGNAGE PROGRAM FUNDING ASSISTANCE APPLICATION - DOUGHNUT WORKS, LLC (301 W. ATLANTIC AVENUE)

Recommendation: Approve funding under the Paint-Up & Signage Program for Doughnut Works, LLC for the proposed exterior signage improvement project located at 301 W. Atlantic Avenue, #R3A, for an amount not to exceed \$2,680.35.

Attachments: [Agenda Cover Report](#)
[Exhibit A - P&S Program Guidelines](#)
[Exhibit B - Location Map](#)
[Exhibit C - Funding Asst. Detail Sheet - Doughnut Works](#)
[Exhibit D - Completed App Form - Doughnut Works](#)
[Exhibit E - Cost Estimates](#)
[Exhibit F - Signage Rendering](#)
[Exhibit G - Photos of Existing Conditions](#)

7H. INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF DELRAY BEACH – FUNDING FOR PLANNING SERVICES ASSOCIATED WITH UPDATES TO THE OSCEOLA PARK REDEVELOPMENT PLAN

Recommendation: Approve the Interlocal Agreement between the City and CRA for the CRA to provide funding for planning services associated with updates to the Osceola Park Redevelopment Plan in an amount not to exceed \$65,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Lump Sum Keith and Schnars Delray Beach Osceola Park Redevelo](#)
[Exhibit B - ILA - City-CRA - Osceola Park Neighborhood Plan Update - Final](#)

7I. INTERLOCAL AGREEMENT BETWEEN THE CRA AND THE CITY OF DELRAY BEACH - DELRAY BEACH HOUSING NEEDS ASSESSMENT

Recommendation: Approve the Interlocal Agreement with the City of Delray Beach for funding of the Delray Beach Housing Needs Assessment in an amount not to exceed \$15,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A - City Housing Needs Assessment Request CRA 061318](#)
[Exhibit B - ILA - Housing Needs Assessment - 7-5-18](#)

8. Old Business

8A. DEVELOPMENT OF CRA- OWNED PROPERTIES - SW 600-800 BLOCKS - WEST ATLANTIC AVENUE

Recommendation: A recommendation will be forthcoming subsequent to the workshop meeting scheduled for Monday July 9th.

Attachments:

[Agenda Cover Report](#)

[Summary spreadsheet](#)

[Exhibit A - Location Map - 600-800-Blocks-7-2-18](#)

[Exhibit B - Uptown Atlantic Equity 4-9-18 letter](#)

[Exhibit C - Draft - Purchase & Sale Agreement - Equity-Uptown Atlantic](#)

[Exhibit D - Uptown Atlantic Equity 6-7-18 letter](#)

[Exhibit E - Uptown Atlantic Equity Community Benefits Agreement](#)

[Exhibit F - CRA Draft Agreement](#)

[Exhibit G - Uptown Atlantic LLC Renderings](#)

[Exhibit H - Altman Development Corporation Proposal](#)

[Exhibit I - BH3 Management, LLC Proposal](#)

[Exhibit J - KAREP Acquisitions, LLC Proposal](#)

[Exhibit K - Keller Williams Proposal](#)

[Exhibit L - New Urban Communities, LLC Proposal](#)

[Exhibit M - Prime Investors and Developers, LLC Proposal](#)

8A1. SUPPLEMENTAL INFORMATION TO CRA BOARD AGENDA ITEM 8.A: DEVELOPMENT OF CRA-OWNED PROPERTIES - SW 600-800 BLOCKS - WEST ATLANTIC AVENUE

Recommendation: By separate motions:

1. Continue the negotiations with Uptown Atlantic, LLC subject to the following as part of the negotiations: an increase to the purchase price, modifications to the approved architectural elevations, and additional community benefits, including requirements for a full-service grocery store, space for local small businesses at a reduced rent, and local participation by subcontractors and laborers with a mutually agreed upon Purchase and Sale Agreement by August 3, 2018;
2. Reject the Letters of Interest; and,
3. Direct staff to prepare a Request for Proposals for redevelopment of the CRA-owned properties within the Southwest 600, 700, 800 and 900 Blocks of West Atlantic Avenue, between SW 6th and 10th Avenues, for consideration at the August 15, 2018 CRA Board meeting.

Attachments:

[Agenda Cover Report](#)

9. New Business

9A. SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING ASSISTANCE APPLICATION - LAW OFFICES OF HERMAN STEVENS, JR. & ASSOCIATIONS, P.A. (75 SW 5TH AVENUE)

Recommendation: Approve the Site Development Assistance Program Grant Agreement with Law Offices of Herman Stevens, Jr. & Associates, P.A. for the proposed exterior improvement project located at 75 SW 5th Avenue, for an amount not to exceed \$12,942.80.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Funding Asst. Detail Sheet - Herman Stevens Law](#)

[Exhibit C - Herman Stevens - Completed Application](#)

[Exhibit D - Financial Projections - Revised](#)

[Exhibit E - Project Narrative - Herman Stevens](#)

[Exhibit F - Cost Estimate - Awning](#)

[Exhibit F - Cost Estimate - Bulldog Fence](#)

[Exhibit F - Cost Estimate - Hatcher Construction - 042718](#)

[Exhibit F - Cost Estimate - Landscape Improvements](#)

[Exhibit G - Landscaping + Site Plan](#)

[Exhibit H - Paint color samples](#)

[Exhibit I - Sample Fence Image](#)

[Exhibit J - Photos - Existing Conditions](#)

[Exhibit K - Grant Agreement - Law Offices of Herman Stevens, Jr. & Assoc.](#)

9B. SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING ASSISTANCE APPLICATION - ILLUSTRATED PROPERTIES REALTY (700 E. ATLANTIC AVENUE)

Recommendation: Approve the Site Development Assistance Program Grant Agreement with Illustrated Properties, LLC for the proposed interior improvement project located at 700 E. Atlantic Avenue, for an amount not to exceed \$37,122.00.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map - 700 E. Atlantic Ave](#)

[Exhibit B - Funding Detail Sheet - Illustrated Properties](#)

[Exhibit C - Completed App Form - Illustrated Properties](#)

[Exhibit D- Business Plan - Illustrated Properties](#)

[Exhibit E - Financial Projections](#)

[Exhibit F- Project Narrative](#)

[Exhibit G - Cost Estimate - Bieber](#)

[Exhibit H - Floor Plan](#)

[Exhibit I - Photos - Existing Conditions](#)

[Exhibit J - Grant Agreement - Illustrated Properties](#)

10. Other Business

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

11. Adjournment