

# 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

Tuesday, January 15, 2019

1:30 PM

Regular Board Meeting

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. NOVEMBER 13TH WORKSHOP MEETING MINUTES**

Attachments:      [November 13 CRA Board Workshop Minutes](#)

**4B. NOVEMBER 13TH REGULAR BOARD MEETING MINUTES**

Attachments:      [November 13 Regular Board Meeting Minutes](#)

**5. Public Comments on Non-Agenda and Consent Agenda Items****6. Presentations****6A. PRESENTATION - PMG ASSOCIATES, INC. REPORT - SW 600-800 BLOCKS WEST ATLANTIC AVENUE - MEASUREMENT OF ECONOMIC IMPACTS OF PROPOSAL FOR DEVELOPMENT**

Attachments:      [Agenda Cover Report](#)  
                         [Exhibit A - PMG Assoc Final Report](#)  
                         [Exhibit B - PMG Assoc Community Benefit Matrix](#)  
                         [Exhibit C - PMG Assoc Presentation](#)

**6B. WORK ASSIGNMENT UPDATE - SYNALOVSKI ROMANIK SAYE, LLC - 98 NW 5TH AVENUE RENOVATION**

Attachments:      [Agenda Cover Report](#)  
                         [Exhibit A - Photo and Location Map](#)  
                         [Exhibit B - Presentation](#)

**6C. WORK ASSIGNMENT UPDATE - SONG & ASSOCIATES, INC. - 95 SW 5TH AVENUE DESIGN**

Attachments:      [Agenda Cover Report](#)  
                         [Exhibit A - Photo and Location Map](#)  
                         [Exhibit B - 95 SW 5th Ave Presentation1](#)

**7. Public Comments on Non-Agenda and Consent Agenda Items****8. Consent Agenda**

**8A. CRA MONTHLY PROGRESS REPORTS, DECEMBER 2018**

**Attachments:**     [Agenda Cover Report](#)  
                              [Exhibit A - CRA Monthly Work Plan Progress Report](#)  
                              [Exhibit B - Office of Economic Development Report](#)  
                              [Exhibit C - Arts Warehouse Report](#)

**8B. CLEAN AND SAFE PROGRAM MONTHLY REPORT, NOVEMBER 2018**

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

**8C. CURB APPEAL GRANT - 701 SW 9th COURT (MILEY)**

**Attachments:**     [Agenda Cover Report](#)  
                              [Exhibit A - In-House Estimate](#)  
                              [Exhibit B - Location Map](#)  
                              [Exhibit C - Photos of Existing Conditions](#)  
                              [Exhibit D - Quote Information Sheet](#)

**8D. FIRST GLOBAL MODIFICATIONS AND AMENDMENTS TO THE DELRAY BEACH CRA MORTGAGE AND OTHER LOAN DOCUMENTS, AND TO THE HOUSING FINANCE AUTHORITY OF PALM BEACH, FLORIDA MORTGAGE AND OTHER BOND DOCUMENTS**

**Attachments:**     [Agenda Cover Report](#)  
                              [Exhibit A - First Global Modification and Amendment to CRA Loan Documents -](#)  
                              [Exhibit B - First Global Modification and Amendment to Bond Documents - Villa](#)

**9. Old Business****9A. DISCUSSION - POINT-TO-POINT TRANSPORTATION SERVICES**

**Attachments:**     [Agenda Cover Report](#)

**10. New Business****10A. BUDGET AMENDMENT NO. 1, FY 2018-2019**

**Attachments:**     [Agenda Cover Report](#)  
                              [Exhibit A-Resolution No. 2019-01](#)  
                              [Exhibit B- CRA Budget Amend No. 1 FY18-19](#)

**10B. FIRST AMENDMENT TO CRA/CITY INTERLOCAL AGREEMENT FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES FY 2018-2019**

**Attachments:**     [Agenda Cover Report](#)  
                                 [Exhibit A - First Amend ILA City FY18-19 Construction Professional Services](#)

**10C. DELRAY BEACH COMMUNITY LAND TRUST SECOND MORTGAGE SUBSIDY REQUEST OF \$25,000.00 FOR PURCHASE OF 23 SW 14TH AVENUE BY JOANN GORDON**

**Attachments:**     [Agenda Cover Report](#)  
                                 [Exhibit A - DBCLT Subsidy Request 11-08-18](#)  
                                 [Exhibit B - DBCLT Purchase Contract & Addendum](#)  
                                 [Exhibit C - Valley Mortgage Pre-Qual Letter 11-02-18](#)  
                                 [Exhibit D - The King III Model & Costruction Cost](#)  
                                 [Exhibit E - City's Resident Income Certification](#)  
                                 [Exhibit F - ULPBC Homebuyer Cert](#)

**10D. DELRAY BEACH COMMUNITY LAND TRUST- LETTER OF INTENT TO ACQUIRE AND DEVELOP CRA-OWNED PROPERTIES - 21 SW 13TH AVENUE & 246 NW 8TH AVENUE**

**Attachments:**     [Agenda Cover Report](#)  
                                 [Exhibit A - Aerial Map](#)  
                                 [Exhibit B - DBCLT LOI](#)  
                                 [Exhibit C - Home Models](#)

**10E. RESOLUTION NO. 2019-02 - AGREEMENT FOR PURCHASE & SALE - 242 NW 6TH AVENUE**

**Attachments:**     [Agenda Cover Report](#)  
                                 [Exhibit A - Aerial Map](#)  
                                 [Exhibit B - Res. No. 2019-02 PSA for 242 NW 6th Ave \(Payne\)](#)  
                                 [Exhibit C - PSA 242 NW 6th Ave \(Payne\)](#)

**10F. LETTER OF INTENT TO LEASE COMMERCIAL SPACE - 606 W. ATLANTIC AVENUE - JOHNSON'S MEMORIAL CHAPEL**

**Attachments:**     [Agenda Cover Report](#)  
                                 [Exhibit A - Location Map - 606 W Atlantic Ave](#)  
                                 [Exhibit B - Letter of Intent to Lease - Johnson Memorial Chapel - Received 12-2](#)

**10G. REQUEST TO AMEND SITE DEVELOPMENT ASSISTANCE GRANT AGREEMENT  
- CEASAR'S CATERING & MORE, LLC (37 SW 5TH AVENUE)**

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map - 37 SW 5th Ave](#)

[Exhibit B - Executed Site Dev. Asst. Grant Agreement](#)

[Exhibit C - Funding Request Letter - Ceasar's Catering & More, LLC - 01.11.19](#)

[Exhibit D - Revised Funding Asst. Detail Sheet - Ceasar's Ribs](#)

**11. Other Business**

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

**12. Adjournment**