

# 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, November 19, 2019

1:30 PM

CRA Regular 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 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. Approval of Minutes****4A. OCTOBER 1, 2019 - REGULAR MEETING MINUTES**

**Attachments:**      [October 1, 2019 - Regular Meeting Minutes](#)

**5. Public Comments on Agenda & Non-Agenda Agenda Items****6. Presentations****6A. TRANSPORTATION SERVICES - DOWNTOWN CONNECT VEHICLE OPTIONS****6B. WAYFINDING SIGNAGE DESIGN****7. Consent Agenda****7A. CRA FINANCIAL REPORT - SEPTEMBER 2019**

**Recommendation:** Receive and File.

**Attachments:**      [Agenda Cover Report](#)  
                                 [Exhibit A FinStmt-September 19](#)

**7B. CRA MONTHLY WORK PLAN REPORTS, OCTOBER 2019**

**Recommendation:** Receive and File.

**Attachments:**      [Agenda Cover Report](#)  
                                 [Exhibit A - Monthly Work Plan Report](#)  
                                 [Exhibit B - Property Management Report](#)  
                                 [Exhibit C - Arts Warehouse Report](#)  
                                 [Exhibit D - Funding Assistance Report](#)

**7C. CURB APPEAL GRANT - 214 SW 8TH STREET (WILLIAMS)**

**Recommendation:** Approve a Curb Appeal Grant for the property located at 214 SW 8th Street, for an amount not to exceed \$10,473.75.

**Attachments:**      [Agenda Cover Report](#)  
                                 [Exhibit A - Location Map](#)  
                                 [Exhibit B - Quote Information Sheet & Contractor Quote Proposal](#)  
                                 [Exhibit C - Photos of Existing Conditions](#)

**7D. BUDGET AMENDMENT NO. 3, FY 2018-2019**

**Recommendation:** Approve CRA Resolution No. 19-12 adopting Budget Amendment No. 3 for FY 2018-2019.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Resolution No 2019-12](#)

**7E. FOURTH AMENDMENT TO CRA/CITY INTERLOCAL AGREEMENT FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES FY 2018-2019**

**Recommendation:** Approve the Fourth Amendment to the Interlocal Agreement with the City of Delray Beach for funding of Construction/Professional Services for Fiscal Year 2018-19.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Fourth Amendment to ILA CIP](#)

**7F. RATIFICATION OF THIRD AMENDMENT OF PURCHASE & RELOCATION AGREEMENT - 215 NE 7TH AVE**

**Recommendation:** Ratify the execution of the Third Amendment to the Purchase and Relocation Agreement between the CRA and Azure 215 NE 7th, LLC, for the relocation of the historic house currently located at 215 NE 7th Avenue.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Maps 20 N Swinton & 215 NE 7th Ave](#)  
[Exhibit B - Third Amendment Purchase Relocation Agreement - 215 NE 7th Ave](#)

**8. Old Business**

- 8A.** DEVELOPMENT AND DISPOSITION OF CRA-OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING - RESOLUTION 2019-12 PURCHASE AND SALE OF REAL PROPERTY AGREEMENT, EXECUTION OF CONSTRUCTION LOAN AGREEMENT, MORTGAGE AND SECURITY AGREEMENT AND PROMISSORY NOTE WITH DELRAY BEACH COMMUNITY LAND TRUST, INC., IN SUBSTANTIALLY THE ATTACHED FORM.

**Recommendation:** Approve and authorize the CRA Board Chair to execute Resolution 2019-12 Purchase and Sale Agreement for ten (10) single family residential lots, associated Construction Loan Agreement, Mortgage and Security Agreement and Promissory Note with Delray Beach Community Land Trust, Inc. for the purpose of development and construction of Workforce Housing in the West Atlantic Southwest Neighborhood, in substantially the attached form.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Resolution 2019-12](#)  
[Exhibit C - Purchase and Sale Agreement](#)  
[Exhibit D - Construction Loan Agreement](#)  
[Exhibit E - Mortgage](#)  
[Exhibit F - Promissory Note](#)

## **9. New Business**

- 9A.** DISCUSSION - NW 600 BLOCK REDEVELOPMENT

**Recommendation:** Board discussion.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - NW 600 Block Map and Photos](#)  
[Exhibit B - Hatcher Construction & Development Elevations & Site Plan](#)  
[Exhibit C - CRA Conceptual Site Plan A & B](#)  
[Exhibit D - EDRON Request & Map](#)

- 9B.** SECOND AMENDMENT PURCHASE AND SALE AGREEMENT - BH3 MANAGEMENT, LLC - SW 600-800 BLOCKS OF W. ATLANTIC AVENUE

**Recommendation:** Approve the Second Amendment for the Purchase & Sale Agreement with BH3 Management, LLC for SW 600-800 Blocks West Atlantic Avenue Properties.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Second Amendment to PSA](#)  
[Exhibit B - BH3 November 11 letter](#)

**9C. SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING APPLICATION - STUDIO 404, LLC (404 W ATLANTIC AVENUE)**

**Recommendation:** Approve the attached Site Development Assistance Program Funding Agreement with Studio 404, LLC for the proposed interior and exterior improvement project located at 404 W Atlantic Avenue, for an amount not to exceed \$66,157.25.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map \(404 W Atlantic Ave - Google Maps\) Studio 404](#)

[Exhibit B - Project Narrative Studio 404](#)

[Exhibit C - Funding Assistance Detail Sheet Studio 404](#)

[Exhibit D - Floor Plan Studio 404](#)

[Exhibit E - Interior photos](#)

[Exhibit F - Application Form Studio 404](#)

[Exhibit G - Business Plan Studio 404](#)

[Exhibit H - Site Development Assistance Program Guidelines 10.04.19](#)

**9D. MODIFICATIONS TO CURB APPEAL RESIDENTIAL IMPROVEMENT PROGRAM GUIDELINES**

**Recommendation:** Approve the modifications to the Curb Appeal Residential Improvement Program Guidelines.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Curb Appeal Program Guidelines - 08 15 19 - FINAL with redline](#)

**10. Other Business**

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

**11. Adjournment**