

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, January 28, 2020

4:00 PM

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. NOVEMBER 19, 2019 - REGULAR MEETING MINUTES**

Attachments: [November 19, 2019 - Regular Meeting Minutes](#)

4B. DECEMBER 10, 2019- REGULAR BOARD MEETING MINUTES

Attachments: [December 10, 2019 - Regular Meeting Minutes](#)

5. Public Comments on Agenda & Non-Agenda Agenda Items**6. Consent Agenda****6A. CRA FINANCIAL REPORT - OCTOBER 2019**

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[FinStmt-Oct19](#)

6B. CRA FINANCIAL REPORT - NOVEMBER 2019

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[FinStmt-Nov 19](#)

6C. CRA MONTHLY WORK PLAN PROGRESS REPORT - DECEMBER 2019 & JANUARY 2020

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Monthly Work Plan Report](#)
[Exhibit B - Arts Warehouse Report](#)
[Exhibit C - Property Management Report](#)
[Exhibit D Funding Assistance Update - 012820 Board Meeting FINAL](#)

6D. CENTER FOR TECHNOLOGY ENTERPRISE & DEVELOPMENT INC. 4TH QUARTER AND YEAR-END FY 2018-19 REPORT

Recommendation: Receive and file.

Attachments: [Agenda Cover Report](#)
[Exhibit A - 4Q Report Package](#)

6E. GREATER DELRAY BEACH CHAMBER OF COMMERCE 4TH QUARTER AND YEAR-END FY 2018-19 A-GUIDE REPORT

Recommendation: Receive and file.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2018-19 GoalsOutcome Report Final CHAMBER](#)
[Exhibit B- FY 18-19 Budget CHAMBER](#)
[Exhibit C - PowerPoint Slides CHAMBER](#)
[Exhibit D - 1909 Program Final Report CHAMBER](#)

6F. REVISED INTERLOCAL AGREEMENT BETWEEN THE CITY AND CRA FOR FUNDING GENERAL CAPITAL IMPROVEMENT PROJECTS - FY 2019-2020

Recommendation: Approve the revised Interlocal Agreement (ILA) between the City and CRA for funding for General Capital Improvement Projects within the CRA District for Fiscal Year 2019-2020.

Attachments: [Agenda Cover Report](#)
[Exhibit A - ILA - General Capital Improvement Projects](#)

6G. TERMINATE INTERLOCAL AGREEMENT BETWEEN THE CITY AND CRA FOR CITY HOUSING STUDY

Recommendation: CRA Board action to authorize the termination of the Interlocal Agreement for City Housing Study Agreement and direct staff to provide the 30 day notice as required by section 3 of the Interlocal Agreement.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Fully Executed Copy of the ILA for the Housing Study](#)

6H. TEMPORARY USE AGREEMENT - 2020 DELRAY BEACH OPEN - OVERFLOW PARKING - SW 600-800 BLOCKS OF W. ATLANTIC AVENUE

Attachments: [Agenda Cover Report](#)
[TUA - Overflow Parking - 2020 Delray Beach Open-draft](#)

7. Old Business

7A. WAYFINDING SIGNAGE DESIGNS - OPTION SELECTION AND VEHICULAR SIGN LOCATION AND CONTENT UPDATE

Recommendation: Select wayfinding signage designs and direct Staff to continue the design work of the final design and sign array.

Attachments: [Agenda Cover Report](#)
[Exhibit A Presentation 1.28.20 updated 1.27.20](#)
[Exhibit B - Vehicular Sign Content](#)

7B. DISCUSSION - REVISED INTERLOCAL AGREEMENT BETWEEN THE CITY AND CRA FOR FUNDING THE NE 3RD AVENUE/STREET PROJECT- FY 2019-2020

Attachments: [Agenda Cover Report](#)

7C. POINT-TO-POINT TRANSPORTATION SERVICES - EXTENDED SERVICE AREA

Recommendation: Approve the Point to Point Transportation Services extended service area and authorize the Executive Director to execute all documents necessary for said purpose.

Attachments: [Agenda Cover Report](#)
[Exhibit A -Service Area Map](#)
[Exhibit B - Proposed Extended Service Area](#)

7D. THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT - BH3 MANAGEMENT, LLC - SW 600-800 BLOCKS OF W. ATLANTIC AVENUE

Recommendation: Approve the Third 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 - Third Amendment to BH3 Purchase and Sale Agreement](#)

7E. EMANUEL JACKSON, SR. PROJECT, INC. - COMMERCIAL LEASE AGREEMENT - 700 W. ATLANTIC AVENUE, UNIT 700

Recommendation: Approve the Commercial Lease Agreement between the CRA and the Emanuel Jackson, Sr. Project, Inc.

Attachments: [Agenda Cover Report](#)
[Exhibit A - EJS Commercial Lease Agreement](#)

7F. NOTICE OF DEFAULT - PURCHASE AND SALE AGREEMENT - BH3 MANAGEMENT, LLC - SW 600-800 BLOCKS OF W. ATLANTIC AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A - Letter from BH3 received on January 20, 2020](#)
[Exhibit B - BH3 Purchase and Sale Agreement](#)
[Exhibit C - First Amendment to Purchase and Sale Agreement](#)
[Exhibit D - Second Amendment to Purchase and Sale Agreement](#)

8. New Business

8A. REJECTION OF BIDS SUBMITTED FOR REQUEST FOR BIDS 2019-09 LANDSCAPE MAINTENANCE SERVICES

Attachments: [Agenda Cover Report](#)

8B. SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING APPLICATION - AGTLAND, P.A. (132 NORTH SWINTON AVENUE)

Recommendation: Approve the attached Site Development Assistance Program Funding Agreement with AGTLAND, P.A. for the proposed interior and exterior improvement project located at 132 North Swinton Avenue, for an amount not to exceed \$75,000.

Attachments: [Agenda Cover Report](#)

[Exhibit A - Location Map AGTLAND \(132 N Swinton Avenue\)](#)

[Exhibit B - Photos of Existing Conditions](#)

[Exhibit C – Renderings & Floor Plans AGTLAND \(132 N Swinton Avenue\)](#)

[Exhibit D – Funding Assistance Detail Sheet AGTLAND \(132 N Swinton Avenue\)](#)

[Exhibit E - Application Form AGTLAND \(132 N Swinton Avenue\)](#)

[Exhibit F - Project Narrative Downtown AGTLAND \(132 N Swinton Avenue\)](#)

[Exhibit G – Business Plan & Fin Projections AGTLAND \(132 N Swinton Ave\)](#)

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

9. Other Business

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

10. Adjournment