

# 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, May 26, 2020

4:00 PM

Regular Meeting

Webex

## Community Redevelopment Agency

*CRA Board of Commissioners*  
*Chair Shelly Petrolia*  
*Vice Chair Shirley Ervin Johnson*  
*Deputy Vice Chair Angie Gray*  
*Commissioner Juli Casale*  
*Commissioner Adam Frankel*  
*Commissioner Ryan Boylston*  
*Commissioner Pamela Brinson*

**VIRTUAL CRA BOARD MEETING**  
**RULES FOR PUBLIC PARTICIPATION**

Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, CRA Board meetings may be held virtually. Members of the public wishing to view CRA Board meetings should log into the City's website, <http://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public.

Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments by dialing **561-243-7557** and leaving a voicemail message that will be played during the CRA Board meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes

**Comments and Inquiries on Non-Agenda and Agenda from the Public:**

Public comments will be accepted until 3:00 p.m. on the day of the meeting.

**General Rules:**

All public comments must be addressed to the Commission as a body and not to individual Board Members or staff. Personal verbal attacks upon Board Members and/or staff will not be tolerated. Members of the public shall refrain from making comments that are impertinent, obscene, personally insulting, defamatory, or slanderous remarks. If any member of the public requires additional information about making public comments, please contact:

The Delray Beach Community Redevelopment Agency

20 N. Swinton Ave

Delray Beach, FL 33444

561-276-8640

**1. Call to Order****2. Roll Call****3. Approval of Agenda****4. Approval of Minutes****4A. FEBRUARY 25, 2020 - REGULAR MEETING MINUTES**

**Attachments:** [February 25, 2020 - Regular Meeting Minutes](#)

**4B. MAY 7, 2020 - SPECIAL MEETING MINUTES**

**Attachments:** [May 7, 2020 - Special Meeting Minutes](#)

**5. Public Comments on Agenda & Non-Agenda Agenda Items****6. Consent Agenda****6A. CRA FINANCIAL REPORT - JANUARY 2020**

**Recommendation:** Receive and File.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - FinStmt-Jan 20](#)

**6B. CRA MONTHLY PROGRESS REPORTS, MAY 2020**

**Recommendation:** Receive and File.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A Monthly Report](#)  
[Exhibit A2 Corey Isle Update](#)  
[Exhibit B Arts Warehouse](#)  
[Exhibit C Property Management Report](#)  
[Exhibit D Funding Assistance](#)

**6C. FIRST AMENDMENT FOR A-GUIDE FUNDING AGREEMENT FY 2019-2020 - DELRAY BEACH HISTORICAL SOCIETY, INC.**

**Recommendation:** Approve the First Amendment for A-GUIDE Funding Agreement with Delray Beach Historical Society, Inc. in the amount of \$125,000 for Fiscal Year 2019-2020.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - First Amendment to Funding Agreement with the Historical Society](#)

**6D. CURB APPEAL RESIDENTIAL IMPROVEMENT GRANT - 313 SW 8TH STREET (WHIGHAM)**

**Recommendation:** Approve a Curb Appeal Residential Improvement Grant for the property located at 313 SW 8th Street, within CRA sub-area #8, for an amount not to exceed \$12,647.25.

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

**6E. PAINT-UP & SIGNAGE FUNDING AGREEMENT - ST. PAUL MISSIONARY BAPTIST CHURCH (46 SW 10TH AVENUE)**

**Recommendation:** Approve a Paint-Up & Signage funding assistance agreement for St. Paul Missionary Baptist Church, for the proposed exterior painting improvements at 46 SW 10th Avenue, within CRA sub-area #3, for an amount not to exceed \$5,000.00.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Photos of Existing Conditions & Paint](#)  
[Exhibit C - Funding Assistance Detail Sheet](#)  
[Exhibit D - Paint-Up & Signage Program Guidelines](#)

**6F. PAINT-UP & SIGNAGE FUNDING AGREEMENT - ANDREW LUCHEY (107-109 SW 9TH AVENUE & 822-824 SW 1ST STREET)**

**Recommendation:** Approve a Paint-Up & Signage funding assistance agreement with Andrew Luchey, for the proposed exterior painting improvements at 107-109 SW 9th Avenue and 822-824 SW 1st Street, within CRA sub-area #8, for an amount not to exceed \$3,042.50.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Maps](#)  
[Exhibit B - Photos of Existing Conditions](#)  
[Exhibit C - Funding Assistance Detail Sheet](#)  
[Exhibit D – Paint-Up & Signage Funding Program Guidelines](#)

**6G. COMMUNITY SPONSORSHIP GRANT - MILAGRO CENTER (695 AUBURN AVENUE)**

**Recommendation:** Approve a Community Sponsorship Grant in the amount of \$1,500.00 for the Milagro Center.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Application Narrative & Budget](#)  
[Exhibit B - Community Sponsorship Guidelines & Application](#)

**6H. TENTATIVE CRA BOARD MEETING DATES: 2020-2021**

**Recommendation:** Approve the proposed CRA Board meeting schedule with dates for the period of June 23, 2020 through June 22, 2021.

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

**7. Old Business**

**7A. DELRAY BEACH COMMUNITY LAND TRUST PROPOSAL TO PURCHASE 102 NW 14TH AVENUE AND 1311 NW 14TH AVENUE**

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Maps and Photos](#)  
[Exhibit B - Delray Beach Community Land Trust Proposal](#)

**8. New Business**

**8A. BUDGET AMENDMENT NO. 2, FY 2019-2020**

**Recommendation:** Approve CRA Resolution No. 20-14 adopting Budget Amendment No. 2 for FY 2019-2020.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Reso 2020-14 \(Budget Amendment No. 2\)](#)  
[Exhibit B - FY 2019-2020 Budget Amendment No. 2](#)

**8B. FIRST AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SONG & ASSOCIATES, INC.**

**Recommendation:** Approve the First Amendment to the Consulting Work Assignment with Song & Associates, Inc. for 95 SW 5th Avenue, Delray Beach, FL 33444.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Original Work Assignment](#)  
[Exhibit B - First Amendment to Work Assignment](#)  
[Exhibit C - Song & Associates Proposal](#)

**8C. SECOND AMENDMENT TO COMMERCIAL LEASE AGREEMENT - 182 NW 5 AVENUE (THE MONOGRAM CLOSET)**

**Recommendation:** Approve the Second Amendment to the Commercial Lease Agreement for The Monogram Closet at 182 NW 5th Avenue for extending the lease for one (1) year at a rate of \$20.00/SF (Gross) or a monthly rent of \$2,416.66.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B- Second Amendment to Lease](#)  
[Exhibit C -Monogram Closet Renewal Letter](#)

**8D. SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING APPLICATION - ADVANCED CHIROPRACTIC OF SOUTH FLORIDA, LLC (104 SW 11 AVENUE)**

**Recommendation:** Approve the Site Development Assistance Program Funding Agreement with Advanced Chiropractic of South Florida, LLC for the proposed interior and exterior improvement project located at 104 SW 11 Avenue, for an amount not to exceed \$74,968.58.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Photos of Existing Conditions](#)  
[Exhibit C - Funding Assistance Detail Sheet](#)  
[Exhibit D - Application Form](#)  
[Exhibit E – Project Narrative](#)  
[Exhibit F – Business Plan & Financial Projections](#)  
[Exhibit G – Site Development Assistance Program Guidelines](#)

**8E. SITE DEVELOPMENT ASSISTANCE FUNDING - LAW OFFICES OF HERMAN STEVENS JR. & ASSOCIATES (75 SW 5TH AVENUE)**

**Recommendation:** Approve the Site Development Assistance Program Funding Agreement with Law Offices of Herman Stevens Jr. & Associates for the proposed exterior improvement project located at 75 SW 5th Avenue, for an amount not to exceed \$10,000.00, subject to issuance of the permit by the City of Delray Beach for said improvements.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Photos of Existing Conditions](#)  
[Exhibit C - Funding Assistance Detail Sheet](#)  
[Exhibit D - Application Form](#)  
[Exhibit E - Project Narrative](#)  
[Exhibit F - Business Plan & Financial Projections](#)  
[Exhibit G - Site Development Assistance Program Guidelines](#)

**8F.** DISCUSSION - SUMMER GREENMARKET

**8G.** UPDATE - BH3 MANAGEMENT, LLC - SW 600-800 BLOCKS OF W. ATLANTIC AVENUE

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Submitted Site Plan and Architectural Renderings for Fabrik](#)

[Exhibit B - Critical Dates Timeline](#)

**9. Other Business**

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

**10. Adjournment**