

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, July 28, 2020

4:00 PM

Virtual

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 Kelcey Brooks

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. JUNE 18, 2020 - WORKSHOP MINUTES**

Attachments: [June 18, 2020 - Workshop Minutes](#)

4B. JUNE 23, 2020 - WORKSHOP MINUTES

Attachments: [June 23, 2020 - Workshop Minutes](#)

4C. JUNE 23, 2020 - REGULAR MEETING MINUTES

Attachments: [June 23, 2020 - Regular Meeting Minutes](#)

5. Public Comments on Agenda & Non-Agenda Agenda Items**6. Proclamations****6A. A PROCLAMATION OF THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY IN HONOR OF CAROL WESTMORELAND, EXECUTIVE DIRECTOR OF THE FLORIDA REDEVELOPMENT ASSOCIATION****Recommendation:**

Motion to approve a Proclamation of the Delray Beach Community Redevelopment Agency in honor of Carol Westmoreland, Executive Director of the Florida Redevelopment Association upon her retirement and declaring October 15th, 2020 to be 'Carol Westmoreland Day.'

Attachments: [Agenda Cover Report](#)
[Exhibit A - Carol Westmoreland Proclamation](#)

7. Consent Agenda**7A. CRA FINANCIAL REPORT - MAY 2020**

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FinStmt- May 2020](#)

7B. CRA MONTHLY PROGRESS REPORTS, JULY 2020

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A1 - Monthly Workplan Report](#)
[Exhibit A2 - Corey Isle Update](#)
[Exhibit B - Arts Warehouse Report](#)
[Exhibit C - Project Management Report](#)
[Exhibit D - Funding Assistance Report](#)

7C. FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT - 135 NW 5 AVENUE, UNIT C5 (UPPER CUTZ)

Recommendation: Approve the First Amendment to the Commercial Lease Agreement for Upper Cutz located at 135 NW 5th Avenue, Unit C5 to amend certain lease terms and extend the lease.

Attachments: [Agenda Cover Report](#)
[Exhibit A - First Amendment to Commercial Lease Agreement](#)
[Exhibit B - Commercial Lease Agreement](#)

7D. COVID-19 RENT ASSISTANCE PROGRAM - LEASE AMENDMENTS FOR COMMERCIAL AND RESIDENTIAL TENANTS

Recommendation: Approve the Lease Amendments for the commercial and residential tenants that qualified for the COVID-19 Rent Assistance Program.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Commercial Lease Amendments](#)
[Exhibit B - Residential Lease Amendments](#)

7E. FIRST AMENDMENT TO PURCHASE AND SALE OF REAL PROPERTY AGREEMENT WITH DELRAY BEACH COMMUNITY LAND TRUST, INC., - COREY ISLE WORKFORCE HOUSING DEVELOPMENT

Attachments: [Agenda Cover Report](#)
[Exhibit A - First Amendment to Purchase and Sale Agreement](#)
[Exhibit B - Purchase and Sale Agreement](#)

7F. REVISED PURCHASE AND SALE AGREEMENT - DELRAY BEACH COMMUNITY LAND TRUST -102 NW 14TH AVENUE AND 1311 NW 14TH AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A - Revised Purchase and Sale Agreement](#)
[Exhibit B - Revised Repurchase Agreement](#)
[Exhibit C - Location Maps and Photos](#)

7G. INTERLOCAL AGREEMENT - OFFICE OF ECONOMIC DEVELOPMENT, DIRECTOR AND MANAGER POSITIONS**Recommendation:**

CRA Board action to authorize the termination of the Interlocal Agreement for the Office of Economic Development, Director and Manager positions at the end of the current fiscal year on September 30, 2020.

Attachments:

[Agenda Cover Report](#)
[Exhibit A - Notice to City](#)

7H. SUBORDINATION AGREEMENT - 137 SW 14TH AVENUE**Attachments:**

[Agenda Cover Report](#)
[Exhibit A - Subordination Agreement](#)
[Exhibit B - Recorded Second Mortgage](#)

7I. CAREERSOURCE LEASE OF CRA OWNED PROPERTY AT 186 NW 5TH AVENUE**Recommendation:**

End the lease agreement with CareerSource for the CRA owned property located at 186 NW 5th Avenue on July 31, 2020 and authorize the Executive Director execute all documents necessary for said purpose.

Attachments:

[Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Lease Agreement](#)

8. Old Business**8A. FOLLOW-UP DISCUSSION - LOT 11 OF SUNDAY AND TENBROOK ADDITION TO DELRAY, FLORIDA - COMMENTS ON USE OF PROPERTY BY THE CITY OF DELRAY BEACH**

Recommendation: Discussion regarding the property located at 421 SW 5th Avenue, Delray Beach, Florida (Lot 11, Sundy & Tenbrook Addition to Delray, Florida) (Property) and City of Delray Beach's (City) use of the Property.

Attachments:

[Agenda Cover Report](#)
[Exhibit A - Location Map 7.28.20](#)

8B. CARVER SQUARE CONSTRUCTION STRATEGY DETERMINATION**Attachments:**

[Agenda Cover Report](#)
[Exhibit A - Carver Square Location Map](#)
[Exhibit B - Carver Square Colored Elevations](#)

8C. WAYFINDING SIGNAGE DESIGN PROJECT - FINAL SIGN ARRAY, MAP OF VEHICULAR SIGN LOCATIONS AND SIGN CONTENT, AND GATEWAY SIGN DESIGN

- Recommendation:**
1. Approve the final sign array and map of vehicular sign locations and sign content.
 2. Select and approve the gateway sign design to be located on US 1 north of George Bush Boulevard)

- Attachments:**
- [Agenda Cover Report](#)
 - [Exhibit A - Recommended Final Sign Array](#)
 - [Exhibit B - Recommended CRA Map Sign Location and Content](#)
 - [Exhibit C - Proposed Gateway Signs](#)
 - [Exhibit D - Color Options for Final Sign Array](#)

9. New Business

9A. DELRAY BEACH CHAMBER OF COMMERCE LOAN FORBEARANCE REQUEST

- Attachments:**
- [Agenda Cover Report](#)
 - [Exhibit A - Chamber Request Letter](#)
 - [Exhibit B - Loan Original Note](#)
 - [Exhibit C - Loan Amortization Schedule](#)

9B. DISCUSSION - CRA LEGAL SERVICES

10. Other Business

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

11. Adjournment