

# 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, October 27, 2020

4:00 PM

Regular Meeting

Virtual

## Community Redevelopment Agency

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

**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. SEPTEMBER 14, 2020 - WORKSHOP MEETING MINUTES**

**Attachments:**      [September 14, 2020 - Workshop Meeting Minutes](#)

**4B. SEPTEMBER 29, 2020 - WORKSHOP MEETING MINUTES**

**Attachments:**      [September 29, 2020 - Workshop Meeting Minutes](#)

**4C. SEPTEMBER 29, 2020 - REGULAR MEETING MINUTES**

**Attachments:**      [September 29, 2020 - Regular Meeting Minutes](#)

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

**Recommendation:** Receive and File.

**Attachments:**      [Agenda Cover Report](#)  
                             [Exhibit A - FinStmnt - August 2020](#)

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

**Recommendation:** Receive and File.

**Attachments:**      [Agenda Cover Report](#)  
                             [Exhibit A1 - Monthly Work Plan Report](#)  
                             [Exhibit A2 - Corey Jones Isle Update](#)  
                             [Exhibit B - Arts Warehouse Report](#)  
                             [Exhibit C - Funding Assistance Report](#)

**6C. RENT SUBSIDY PROGRAM FUNDING APPLICATION - APEX INSURANCE & INVESTMENT GROUP, LLC (702 NE 3RD AVENUE)**

**Recommendation:** Approve the attached Rent Subsidy Program Grant Agreement with Apex Insurance & Investment Group, LLC (APEX), located at 702 NE 3rd Avenue, for an amount not to exceed \$6,000, to be paid in \$500 monthly installments for up to 12 months.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Funding Assistance Detail Sheet - APEX DRAFT](#)  
[Exhibit C - Business Plan & Positions](#)  
[Exhibit D - Application Form](#)  
[Exhibit E - Rent Subsidy Program Guidelines 10.04.19](#)

**6D. MODIFICATIONS TO PROJECT CONSULTANCY & DESIGN SERVICES PROGRAM GUIDELINES**

**Recommendation:** Approve the modifications to the Project Consultancy & Design Services Program Guidelines.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Guidelines Redline Version](#)  
[Exhibit B - Guidelines - Clean](#)

**6E. MODIFICATIONS TO SITE DEVELOPMENT ASSISTANCE PROGRAM GUIDELINES**

**Recommendation:** Approve the modifications to the Site Development Assistance Program Guidelines.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Guidelines - Redline](#)  
[Exhibit B - Guidelines - Clean](#)

**6F. MODIFICATIONS TO PAINT-UP & SIGNAGE PROGRAM GUIDELINES**

**Recommendation:** Approve the modifications to the Paint-Up & Signage Program Guidelines.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Guidelines - Redline](#)  
[Exhibit B - Guidelines - Clean](#)  
[Exhibit C - Letter of Temporary Eligibility revised](#)

**6G. MODIFICATIONS TO RENT SUBSIDY PROGRAM GUIDELINES**

**Recommendation:** Approve the modifications to the Rent Subsidy Program Guidelines.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Guidelines - Redline](#)  
[Exhibit B - Guidelines - Clean](#)

**6H. MODIFICATIONS TO HISTORIC FAÇADE IMPROVEMENT PROGRAM GUIDELINES**

**Recommendation:** Approve the modifications to the Historic Façade Improvement Program Guidelines.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Guidelines - Redline](#)  
[Exhibit B - Guidelines - Clean](#)

**6I. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES FOR FISCAL YEAR 2020-2021**

**Recommendation:** Approve the Interlocal Agreements (ILA) between the City of Delray Beach and the Delray Beach Community Redevelopment Agency for funding for Capital Improvement Projects within the CRA District for Fiscal Year 2020-2021.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - ILA funding professional construction](#)

**6J. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY TO BE A CO-TITLE SPONSOR ALONG WITH THE OF THE 2021 DELRAY BEACH OPEN TENNIS TOURNAMENT**

**Recommendation:** Approve the attached Interlocal Agreement between the City of Delray Beach ("City") and the Delray Beach Community Redevelopment Agency ("CRA") for the CRA to be a co-title sponsor along with the City of the 2021 Delray Beach Open Tennis Tournament, in an amount not to exceed \$905,000.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - ILA 2021 Delray Beach Open](#)  
[Exhibit B - 2020 Delray Beach Open Economic Impact](#)

**6K. FIRST AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR**

**Recommendation:** Approve the First Amendment to the Employment Agreement for the Executive Director.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - First Amendment to Employment Agreement](#)

**6L. REINSTATEMENT AND FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - AGT LAND, P.A.**

**Recommendation:** Reinstate and amend the terms of the funding agreement and extend the termination dates to the end of the year - December 31, 2020; and to allow the Executive Director to execute any additional amendments.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - First Amendment - Funding Agreement](#)

**6M. REINSTATEMENT AND FIRST AMENDMENT TO PAINT-UP & SIGNAGE FUNDING AGREEMENT - ANDREW LUCHEY**

**Recommendation:** Reinstate and amend the terms of the funding agreement and extend the termination dates to the end of the year - December 31, 2020; and to allow the Executive Director to execute any additional amendments.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - First Amendment - Funding Agreement](#)

**6N. REINSTATEMENT AND FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - STUDIO 404, LLC**

**Recommendation:** Reinstate and amend the terms of the funding agreement and extend the termination dates to the end of the year - December 31, 2020; and to allow the Executive Director to execute any additional amendments.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - First Amendment - Funding Agreement](#)

**7. Old Business**

None.

**8. New Business**

**8A. RESOLUTION NO. 2020-06 - AGREEMENT FOR PURCHASE & SALE - 704 SW 4th STREET**

**Recommendation:** Approval of Resolution No. 2020-06 for the Agreement for Purchase and Sale for 704 SW 4th Street, with a purchase price in the amount of \$250,000.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A-Location Map and Photos](#)  
[Exhibit B - Res. No. 2020-006](#)  
[Exhibit C - Purchase and Sale Agreement - Partially Executed](#)

**8B. DETERMINATION TO PRESERVE THE EXISTING TERRAZZO SIDEWALK AS DESIGNED AND CONSTRUCTED WITHIN THE RIGHT OF WAY ALONG SW 5TH AVENUE ADJACENT TO 95 SW 5TH AVENUE.**

**Recommendation:** Support the preservation of existing terrazzo sidewalk as designed and constructed within the right of way along SW 5th avenue adjacent to 95 SW 5th avenue.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Photos](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Proposed Colored Rendering](#)

**8C. DISCUSSION - NOTICE OF INTENT TO LEASE CRA-OWNED PROPERTIES LOCATED AT 182 & 186 NW 5th AVENUE**

**Recommendation:** Provide direction as it relates to the Notice of Intent to Lease the CRA-owned properties located at 182 & 186 NW 5th Avenue.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location and Photos](#)  
[Exhibit B - CRA Community Redevelopment Plan Project](#)

**8D. DISCUSSION - LETTER FROM PULTE HOMES REGARDING DEVELOPMENT OF THE FORMER PLUMOSA ELEMENTARY SCHOOL OWNED BY THE PALM BEACH COUNTY SCHOOL BOARD**

**Recommendation:** Board direction.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Delray Beach Partnership- Pulte Homes](#)

**9. Other Business**

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

## **10. Adjournment**