

# 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

Thursday, November 12, 2020

4:00 PM

Regular Meeting

Commission Chambers  
Delray Beach City Hall

## 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*

## **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****5. Meeting PowerPoint Presentation****5A. NOVEMBER POWERPOINT PRESENTATION**

**Attachments:** [Delray Beach CRA Regular Meeting Presentation 11.12.2020](#)

**6. Public Comments on Agenda & Non-Agenda Agenda Items****7. Consent Agenda****7A. CRA FINANCIAL REPORT - SEPTEMBER 2020**

**Recommendation:** Receive and File.

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

**7B. CRA MONTHLY PROGRESS REPORTS, NOVEMBER 2020**

**Recommendation:** Receive and File.

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

**7C. FIRST AMENDMENT TO THE GROUND LEASE AGREEMENT WITH HATCHER CONSTRUCTION & DEVELOPMENT, INC.**

**Recommendation:** Approve the First Amendment to the Ground Lease Agreement with Hatcher Construction & Development, Inc. in substantially the attached form.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - First Amendment to Lease \(Hatcher\)](#)  
[Exhibit B - Landscape Maintenance Agreement City-CRA](#)  
[Exhibit C - Preliminary Landscaping Plan](#)  
[Exhibit D - Letter from Hatcher to CRA](#)

**7D. ACCEPTANCE OF SOLID WASTE AUTHORITY BLIGHTED PROPERTY GRANT**

**Recommendation:** Accept the Solid Waste Authority Blighted Property Grant award and authorize the Delray Beach Community Redevelopment Agency Board (CRA) Chair to execute an Interlocal Grant Agreement by and between Solid Waste Authority of Palm Beach County and the CRA in an amount not to exceed \$52,800.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - 2021 Blighted Property Grant Application - Delray Beach CRA](#)  
[Exhibit B - Interlocal Agreement with Palm Beach County Solid Waste Authority](#)

**7E. FIRST AMENDMENT TO CRA/CITY INTERLOCAL AGREEMENT FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES FY 2019-2020**

**Recommendation:** Approve the First Amendment to the Interlocal Agreement with the City of Delray Beach for funding of Construction/Professional Services for Fiscal Year 2019-2020.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - First Amend ILA City FY19-20 Construction Professional Services](#)

**7F. INTERLOCAL AGREEMENT WITH THE CITY OF DELRAY BEACH FOR THE DIGITAL INCLUSION INITIATIVE**

**Recommendation:** Approve the Interlocal Agreement with the City of Delray Beach for the Digital Inclusion Initiative.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - CRA funding for Wi-Fi Extenders ILA](#)

**8. Old Business**

**8A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 3, FISCAL YEAR 2019-2020**

**Recommendation:** Approve Delray Beach Community Redevelopment Agency Resolution No. 2020-05 adopting Budget Amendment No. 3 for FY 2019-2020.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A- Res. No. 2020-05 3rd Amendment to Budget for FY 19-20](#)  
[Exhibit B- FY 19- 20 Budget Amend No.3](#)

**9. New Business**

**9A. DISCUSSION - ISSUE REQUEST FOR PROPOSALS FOR PROPERTY MANAGEMENT OR NOTICE OF INTENT TO DISPOSE OF CRA-OWNED RESIDENTIAL PROPERTIES**

**Recommendation:** Discussion of the issuance of a Request for Proposals (RFP) for a property manager to manage CRA-owned residential properties or for the issuance of a Notice of Intent to Dispose of the CRA-owned residential properties.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location and Photos](#)

**9B. DISCUSSION - FIXED ROUTE TRANSPORTATION SERVICES**

**Recommendation:** Board direction.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Full List of Safety Precautions v11.4.20](#)

**9C. DISCUSSION - LETTER OF INTENT TO PURCHASE CRA OWNED PARKING LOT - 362 NE 3RD AVENUE**

**Recommendation:** Discussion on the Letter of Intent to Purchase a CRA-Owned Parking Lot located at 362 NE 3rd Avenue.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B – The Knight Group, LLC Letter of Interest](#)

**9D. EMANUEL JACKSON, SR. PROJECT, INC. - FIRST AMENDMENT TO THE COMMERCIAL LEASE AGREEMENT - 700 W. ATLANTIC AVENUE, UNIT 700**

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

**Attachments:** [Agenda Cover Report](#)  
[First Amendment to Lease \(EJS\)](#)

**10. Other Business**

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

**11. Adjournment**