

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

Thursday, December 10, 2020

2:30 PM

Regular Meeting

Arts Warehouse - <https://youtu.be/FTI6OiTJyaE>

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****4A. OCTOBER 27, 2020 - REGULAR MEETING MINUTES**

Attachments: [October 27, 2020 - Regular Meeting Minutes](#)

4B. NOVEMBER 12, 2020 - REGULAR MEETING MINUTES

Attachments: [November 12, 2020 - Regular Meeting Minutes](#)

5. Meeting PowerPoint Presentation**5A. DECEMBER POWERPOINT PRESENTATION**

Attachments: [Delray Beach CRA Regular Meeting Presentation 12.10.2020 combined](#)

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. CRA MONTHLY PROGRESS REPORTS, DECEMBER 2020**

Recommendation: Receive and File.

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

7B. A-GUIDE END OF YEAR REPORT FISCAL YEAR 2019-2020

Attachments: [Exhibit A - A-GUIDE End of Year Report Fiscal Year 2019-2020](#)

7C. SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING APPLICATION - BLAIRS' DOWNTOWN CONDOMINIUM ASSOCIATION, INC. (415-419 EAST ATLANTIC AVENUE) FOR AN AMOUNT NOT TO EXCEED \$23,064.00.

Recommendation: Approve a Site Development Assistance Program Funding Agreement with Blairs' Downtown Condominium Association, Inc. for the proposed exterior improvement project located at 417-419 East Atlantic Avenue, for an amount not to exceed \$23,064.00.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos](#)
[Exhibit C - Drawings & Renderings](#)
[Exhibit D - Funding Assistance Detail Sheet - Blairs](#)
[Exhibit E - Application Form](#)
[Exhibit F - Project Narrative - Blairs](#)
[Exhibit G - Business Plan - Blairs](#)
[Exhibit H - Site Development Assistance Program Guidelines](#)
[Exhibit I - Memo & Flyer](#)

7D. SITE DEVELOPMENT ASSISTANCE FUNDING - RONALD FURST, LLC (123 NE 2 AVENUE) FOR AN AMOUNT NOT TO EXCEED \$9,359.00

Recommendation: Approve the Site Development Assistance Program Funding Agreement with Ronald Furst, LLC for the proposed interior and exterior improvement project located at 123 NE 2 Avenue, in an amount not to exceed \$9,359.00.

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

7E. ESTABLISHMENT AND APPROVAL OF THE COVID-19 LET'S KEEP IT CLEAN GRANT PROGRAM

Recommendation: Establish and approve the *COVID-19 Let's Keep It Clean* Grant Program.

Attachments: [Agenda Cover Report](#)
[Exhibit A - COVID-19 Let's Keep It Clean Grant Program Guidelines DRAFT](#)
[Exhibit B - COVID-19 Let's Keep It Clean Funding Assistance Application Form](#)

7F. UPDATED JOB DESCRIPTIONS FOR CRA STAFF MEMBERS

Recommendation: Approve the updated job descriptions for the Green Market Manager and Finance & Operations Director.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Job Descriptions](#)

7G. FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - ADVANCED CHIROPRACTIC OF SOUTH FLORIDA, LLC

Recommendation: Amend the terms of the funding agreement and extend the termination date to March 31, 2021; and to allow the Executive Director to execute any additional amendments.

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

8. Old Business

None.

9. New Business

9A. DISCUSSION - COREY JONES ISLE STATUE

9B. REQUEST FOR PROPOSALS: CRA NO. 2020-01 FOR DEVELOPMENT AND DISPOSITION OF CRA OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING (CARVER SQUARE) DETERMINATION

Recommendation: Accept and award a bid for Request for Proposal (RFP) CRA No. 2020-01 for Development and Disposition of CRA Owned Properties in the SW Neighborhood for Workforce Housing (Carver Square).

Attachments: [Agenda Cover Report](#)
[Exhibit A - RFP CRA No. 2020-01](#)
[Exhibit B - RFP CRA No. 2020-01 Addendum 1](#)
[Exhibit C - Selection Committee Results](#)

9C. REQUEST LETTER FROM BH3 MANAGEMENT, LLC - DEVELOPMENT OF SW 600-800 BLOCKS OF WEST ATLANTIC AVENUE

Recommendation: Discuss the Request Letter received from BH3 Management, LLC related to the development of SW 600-800 blocks of West Atlantic Avenue.

Attachments: [Agenda Cover Report](#)
[Exhibit A - BH3 Request Letter](#)
[Exhibit B - BH3 Clarification Memo](#)
[Exhibit C - FABRIK Proposed Renderings and Site Plan](#)
[Exhibit D - Critical Dates Timeline](#)
[Exhibit E - Purchase and Sale Agreement and Amendments](#)
[Exhibit F - Aerial View of Properties](#)
[Exhibit G - FABRIK SPRAB Submitted Renderings and Site Plan](#)
[Exhibit H – AtlaWest Renderings and Site Plan](#)

10. Other Business

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

11. Adjournment