

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, September 29, 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. JULY 28, 2020 - WORKSHOP MEETING MINUTES**

Attachments: [July 28, 2020 - Workshop Meeting Minutes](#)

4B. JULY 28, 2020 - REGULAR MEETING MINUTES

Attachments: [July 28, 2020 - Regular Meeting Minutes](#)

4C. AUGUST 25, 2020 - REGULAR MEETING MINUTES

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

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

Recommendation: Receive and File.

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

6B. CRA MONTHLY PROGRESS REPORTS, SEPTEMBER 2020

Recommendation: Receive and File.

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

- 6C.** PAINT-UP & SIGNAGE FUNDING AGREEMENT - CHRIST MISSIONARY BAPTIST CHURCH OF DELRAY BEACH FL, INC (125 SW 8TH STREET) IN AN AMOUNT NOT TO EXCEED \$2,250.

Recommendation: Approve a Paint-Up & Signage funding assistance agreement with Christ Missionary Baptist Church of Delray Beach FL, Inc. for the proposed exterior painting improvements at 125 SW 8th Street, within CRA sub-area #8, in an amount not to exceed \$2,250.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C - Funding Assistance Detail Sheet - CMBC \(125 SW 8 Street\)](#)
[Exhibit D – Paint-Up & Signage Funding Program Guidelines](#)

- 6D.** CURB APPEAL RESIDENTIAL IMPROVEMENT GRANT - 241 NW 4TH AVENUE IN AN AMOUNT NOT TO EXCEED \$15,000.

Recommendation: Approve a Curb Appeal Residential Improvement Grant for the Dorgilus property located at 241 NW 4th Avenue, in an amount not to exceed \$15,000.

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

- 6E.** FISCAL YEAR 2020-2021 CRA A-GUIDE FUNDING AGREEMENT - CREATIVE CITY COLLABORATIVE (ARTS GARAGE)

Recommendation: Approve the A-GUIDE Funding Agreement with the Delray Beach Creative City Collaborative, Inc. (Arts Garage) in the amount of \$275,000 for Fiscal Year 2020-2021.

Attachments: [Agenda Cover Report](#)
[Exhibit A - A-Guide Funding Agreement -CCC 20-21](#)

- 6F.** FISCAL YEAR 2020-2021 CRA A-GUIDE FUNDING AGREEMENT - DELRAY BEACH COMMUNITY LAND TRUST, INC.

Recommendation: Approve the A-GUIDE Funding Agreement with the Delray Beach Community Land Trust, Inc. in the amount of \$229,615 for Fiscal Year 2020-2021.

Attachments: [Agenda Cover Report](#)
[Exhibit A - A-Guide Funding Agreement - DBCLT 20-21](#)

- 6G.** FISCAL YEAR 2020-2021 CRA A-GUIDE FUNDING AGREEMENT - DELRAY BEACH HISTORICAL SOCIETY, INC.
- Recommendation:** Approve the A-GUIDE Funding Agreement with the Delray Beach Historical Society, Inc. in the amount of \$75,000 for Fiscal Year 2020-2021.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - A-Guide Funding Agreement - DBHS 20-21](#)
- 6H.** FISCAL YEAR 2020-2021 CRA A-GUIDE FUNDING AGREEMENT - DELRAY BEACH PUBLIC LIBRARY ASSOCIATION, INC.
- Recommendation:** Approve the A-Guide Funding Agreement with the Delray Beach Public Library Association, Inc. in the amount of \$443,000 for Fiscal Year 2020-2021.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - A-Guide Funding Agreement - Library 20-21](#)
- 6I.** FISCAL YEAR 2020-2021 CRA A-GUIDE FUNDING AGREEMENT - SPADY CULTURAL HERITAGE MUSEUM, INC. (SPADY)
- Recommendation:** Approve the A-GUIDE Funding Agreement with Spady Cultural Heritage Museum, Inc. (Spady) in the amount of \$106,000 for Fiscal Year 2020-2021.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - A-Guide Funding Agreement - SPADY 20-21](#)
- 6J.** FISCAL YEAR 2020-2021 CRA A-GUIDE FUNDING AGREEMENT - DELRAY BEACH CHAMBER OF COMMERCE
- Recommendation:** Approve the A-GUIDE Funding Agreement with the Greater Delray Beach Chamber of Commerce in the amount of \$40,000 for Fiscal Year 2020-2021.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - A-Guide Funding Agreement - Chamber 20-21](#)
- 6K.** FY 2020-2021 CRA A-GUIDE FUNDING AGREEMENT - OLD SCHOOL SQUARE, INC.
- Recommendation:** Approve the A-GUIDE Funding Agreement with Old School Square, Inc. in the amount of \$750,000 for Fiscal Year 2020-2021.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - A-Guide Funding Agreement - OSS 20-21](#)

6L. AUDITING AGREEMENT FOR FISCAL YEAR 2019 - 2020**Recommendation:**

Approve the Auditing Agreement with Caler, Donten, Levine, Cohen, Porter & Veil, P.A. (Caler Donten) to provide Financial Audit Services for the fiscal year ending on September 30, 2020, piggybacking the terms of the CRA's Auditing Agreement with the City of Delray Beach's auditing agreement.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Resolution and Draft Agreement - Piggyback City Audit Agreement](#)

[Exhibit B - Delray Beach CRA 2020 Audit Engagement Letter](#)

[Exhibit C - City Audit Agreement](#)

6M. PROPOSED UPDATE TO THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BYLAWS**Recommendation:**

Approve the proposed amendments to Delray Beach Community Redevelopment Agency By-laws or provide input on the proposed amendments.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - CRA ByLaws 2020 Amendment - Redline](#)

7. Old Business**7A. RESOLUTION NO. 2020-03 - ADOPTION OF FISCAL YEAR 2020-2021 - CRA BUDGET**

Recommendation: Approve CRA Resolution No. 2020-03 adopting CRA FY 2020-2021 Budget for the Delray Beach Community Redevelopment Agency.

Attachments:

[Agenda Cover Report](#)

[Exhibit A- Resolution No. 2020-03 FY 2020-21 Budget](#)

[Exhibit B- FY 2020-2021 Budget](#)

[Exhibit C- Budget Highlights FY2020 - 2021](#)

8. New Business**8A. APPOINTMENT OF CRA OFFICER: DEPUTY VICE-CHAIR**

Recommendation: Appoint a member of the Board to the position of CRA Deputy Vice-Chair.

Attachments:

[Agenda Cover Report](#)

8B. FIRST AMENDMENT TO THE PARKING COST SHARING AGREEMENT WITH DELRAY BEACH 4TH AND 5TH AVENUE, LLC

Recommendation:

Authorize the Board Chair to execute the First Amendment to the Parking Cost Sharing Agreement by and between Delray Beach 4th and 5th Avenue, LLC and the Delray Beach Community Redevelopment Agency.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Property Map](#)

[Exhibit B - Parking Cost Share Agreement and Assignment](#)

[Exhibit C - First Amendment Parking Cost Share Agreement](#)

8C. DISCUSSION - NOTICE OF INTENT TO LEASE CRA-OWNED PROPERTY LOCATED AT 186 NW 5th AVENUE

Recommendation:

Provide direction as it relates to the Notice of Intent to Lease the CRA-owned property located at 186 NW 5th Avenue.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location and Photos](#)

[Exhibit B - CRA Plan Project #2.1 NW & SW 5th Avenue Beautification](#)

8D. LETTER OF SUPPORT FOR DELRAY BEACH HOUSING AUTHORITY FOR ISLAND COVE APARTMENTS

Recommendation:

Authorize the Executive Director to execute the Florida Finance Corporation - Local Government Verification of Contribution - Grant Form to support the Delray Beach Housing Authority's affordable housing project - "Island Cove Apartments".

Attachments:

[Agenda Cover Report](#)

[Exhibit A - AMI and Rent Amounts](#)

[Exhibit B - Request Letter from Delray Beach Housing Authority](#)

8E. EXECUTIVE DIRECTOR ANNUAL EVALUATION

9. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

10. Adjournment