

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, January 26, 2021

4:00 PM

Regular Meeting

Arts Warehouse

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.

**CRA BOARD MEETING
PUBLIC PARTICIPATION IN-PERSON OR VIRTUAL OPTION**

PUBLIC COMMENT SUBMISSIONS:

Public comments can be made either in person during the public comments portion of the meeting or accepted via voicemail message. 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

Public comments via voicemail message will be accepted until 3:00 p.m. on the day of the meeting.

OCCUPANCY LIMITATIONS:

Physical attendance to this meeting is strictly limited to seating available based upon COVID-19 precautions and social distancing guidelines. Public seating will be on a first available or as available basis. Access to the meeting virtually is available to anyone who is unable to attend should seating capacity be reached or for those who do not wish to physically attend.

PLEASE ALSO BE ADVISED that to prevent the spread of COVID-19 and to aid in the response to the COVID-19 public health emergency, all persons attending the public meeting will be required to answer questions regarding potential exposure to COVID-19 within the past 14 days, to submit to temperature screening, and shall either wear face coverings or other cloth or material covering the nose and mouth. Violations of these requirements may also result in removal from the meeting. Any person found to have a temperature of 100.4° or higher will be asked to leave.

ACCESS ACCOMMODATIONS:

Due to any potential occupancy limitations from preventing the spread of COVID-19, those wishing to access the public meeting virtually by means of communications media technology may do so remotely in the following way:

Members of the public wishing to view CRA Board meetings may visit our website at www.delraycra.org, where the meeting will be livestreamed for the public through the home page.

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

IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT, ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CRA AT 561-276-8640 AT LEAST 48 HOURS PRIOR TO THE MEETING.

1. Call to Order**2. Roll Call****3. Approval of Agenda****4. Approval of Minutes****4A. DECEMBER 10, 2020 REGULAR MEETING MINUTES**

Attachments: [121020 DeIB-CRA Regular Meeting 1st Draft Minutes](#)

4B. DECEMBER 17, 2020 SPECIAL MEETING MINUTES

Attachments: [121720 DeIB-CRA Special Meeting 1st Draft Minutes](#)

5. January PowerPoint Presentation**5A. JANUARY POWERPOINT PRESENTATION**

Attachments: [Delray Beach CRA Regular Meeting Presentation 1.26.2020 FINAL](#)

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

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FinStmt - October 2020 FY 20-21](#)

7B. CRA FINANCIAL REPORT - NOVEMBER 2020

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[FinStmt - Nov. 2020 FY 20-21 1](#)

7C. CRA MONTHLY PROGRESS REPORTS, JANUARY 2021

Recommendation: Receive and File.

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

7D. APPROVE REPURCHASE AGREEMENTS - DELRAY BEACH COMMUNITY LAND TRUST - 215 NW 8TH AVENUE, 246 NW 8TH AVENUE, AND 21 SW 13TH AVENUE**Recommendation:**

Approve the Repurchase Agreements with the Delray Beach Community Land Trust for 215 NW 8th Avenue, 246 NW 8th Avenue, and 21 SW 13th Avenue.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Request letter from CLT 11.20.20](#)
[Exhibit B - Repurchase Agreement \(NW 8th Avenue\)](#)
[Exhibit C - Repurchase Agreement \(246 NW 8 Ave\)](#)
[Exhibit D - Repurchase Agreement \(21 SW 13 Ave\)](#)

7E. FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE COREY JONES ISLE WORKFORCE HOUSING DEVELOPMENT PROJECT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND PASQUALE KURITZKY ARCHITECTURE, INC.

Recommendation: Approve the First Amendment to the Agreement between the Delray Beach Community Redevelopment Agency (CRA) and Pasquale Kuritzky Architecture for professional architectural design services for the Corey Jones Isle Workforce Housing Development Project.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Original Agreement PKA](#)
[Exhibit B - First Amendment PKA](#)
[Exhibit C - Proposal - PKA](#)

7F. SECOND AMENDMENT TO THE CONSULTING WORK ASSIGNMENT BETWEEN THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY AND SONG & ASSOCIATES, INC.

Recommendation: Approve the Second Amendment to the Consulting Work Assignment with Song & Associates, Inc. for 95 SW 5th Avenue, Delray Beach, FL 33444.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Original Work Assignment Song](#)
[Exhibit B - First Amendment Song](#)
[Exhibit C - Second Amendment Song](#)
[Exhibit D - Proposal - Song](#)

7G. REINSTATEMENT AND FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - LAW OFFICES OF HERMAN STEVENS, JR. & ASSOCIATES

Recommendation: Reinstate and amend the terms of the funding agreement and extend the termination date to April 30, 2021; and to allow the Executive Director to execute any additional amendments.

Attachments: [Agenda Cover Report](#)
[Reinstatement and First Amendment to Site Development - Herman Stevens](#)

7H. FOURTH AMENDMENT TO COMMERCIAL LEASE AGREEMENT - 135 NW 5 AVENUE, UNIT C6

Recommendation: Approve the Fourth Amendment to the Commercial Lease Agreement for Danny Mesidort d/b/a Jackson Hewitt Tax Service (formerly known as Factual Multi Services, LLC) located at 135 NW 5th Avenue, Unit C6 to amend certain lease terms and extend the lease.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Fourth Amendment to Commercial Lease Agreement](#)
[Exhibit C - Request from Tenant](#)

7I. 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 - Interlocal Agreement with City of Delray Beach for Digital Inclusion In](#)

8. Old Business

8A. 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](#)

8B. PROJECT DESCRIPTION VARIATION - BH3 MANAGEMENT, LLC FOR THE DEVELOPMENT OF SW 600-800 BLOCKS OF WEST ATLANTIC AVENUE

Recommendation: Approve or disapprove of BH3's proposed design variation of the development on SW 600-800 blocks of West Atlantic Avenue now known as Fabrik Development as of January 26, 2021.

Attachments: [Agenda Cover Report](#)
[Exhibit A - BH3 Projection Variation Comparison Chart](#)
[Exhibit B - FABRIK Proposed Renderings and Site Plan](#)

8C. FOURTH AMENDMENT TO THE PURCHASE & SALE AGREEMENT WITH BH3 MANAGEMENT, LLC - DEVELOPMENT OF SW 600-800 BLOCKS OF WEST ATLANTIC AVENUE

Recommendation: Discuss and approve or disapprove the Fourth Amendment to the Purchase & Sale Agreement, in substantially the attached form, by and between Delray Beach Community Redevelopment Agency and BH3 Management, LLC, dated April 22, 2019, related to the development of SW 600-800 blocks of West Atlantic Avenue.

Attachments: [Agenda Cover Report](#)
[Exhibit A - 1.22.21 Draft CRA Staff 4th Amendment to PSA_with Exhibits](#)
[Exhibit B - BH3 Request Letter](#)
[Exhibit C - BH3 Clarification Memo](#)
[Exhibit D - FABRIK Proposed Renderings and Site Plan](#)
[Exhibit E - Critical Dates Timeline](#)
[Exhibit F - Purchase and Sale Agreement and Amendments](#)
[Exhibit G - Aerial View of Properties](#)
[Exhibit H - FABRIK SPRAB Submitted Renderings and Site Plan](#)
[Exhibit I - AtlaWest Renderings and Site Plan](#)

8D. NOTICE OF DEFAULT - PURCHASE AND SALE AGREEMENT - BH3
MANAGEMENT, LLC - SW 600-800 BLOCKS OF W. ATLANTIC AVENUE

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Purchase and Sale Agreement and Amendments](#)

[Exhibit B - Critical Dates Timeline](#)

9. New Business

None

10. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment