

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, February 23, 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. JANUARY 26, 2021 - REGULAR MEETING MINUTES**

Attachments: [January 26, 2021 - Regular Meeting Minutes](#)

5. February PowerPoint Presentation**5A. FEBRUARY POWERPOINT PRESENTATION**

Attachments: [Delray Beach CRA Regular Meeting Presentation 2.23.2021](#)

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. CRA MONTHLY PROGRESS REPORTS, FEBRUARY 2021**

Recommendation: Receive and File.

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

7B. FIRST AMENDMENT TO RENT SUBSIDY FUNDING AGREEMENT - APEX INSURANCE & INVESTMENT GROUP, LLC

Recommendation: Approve the First Amendment to the Rent Subsidy Funding Agreement for APEX Insurance & Investment Group, LLC and allow the Executive Director to execute any additional amendments.

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

**7C. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING APPLICATION
-BARRY SILVERMAN, LLC (ALSO KNOWN AS BEAR'S FOOD SHACK) (540
WEST ATLANTIC AVENUE)**

Recommendation: Approve a Project Consultancy & Design Services Funding Agreement with Barry Silverman, LLC (also known as Bear's Food Shack or Bear's Delray) for the proposed improvement project located at 540 West Atlantic Avenue, for an amount not to exceed \$15,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit C - Conceptual Sketch](#)
[Exhibit E - Application form](#)
[Exhibit F - Project Consultancy + Design Services Program Guidelines](#)

**7D. SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING APPLICATION -
GLAVIDA HAIR STUDIOS, LLC (119 NE 2ND AVENUE)**

Recommendation: Approve a Site Development Assistance Program Funding Agreement with Glavida Hair Studios, LLC for the proposed improvement project located at 119 NE 2nd Avenue, for an amount not to exceed \$16,118.44.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map Google](#)
[Exhibit B - Photos](#)
[Exhibit C - Renderings & Floor Plans](#)
[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](#)

8. Old Business

8A. AUTHORIZATION FOR CRA EXECUTIVE DIRECTOR TO ADMINISTRATIVELY APPROVE AND EXECUTE ALL DOCUMENTS FOR THE CLOSINGS AND SECOND MORTGAGE PROGRAM FOR THE COREY JONES ISLE WORKFORCE HOUSING DEVELOPMENT

Recommendation: Authorize the CRA Executive Director to administratively approve and execute all documents for the second mortgage program for ten (10) single family homes within the Corey Jones Isle Workforce Housing Development in an amount not to exceed \$85,000 per applicant up to \$850,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Aerial Map](#)
[Exhibit B - Photos](#)
[Exhibit C - Property List](#)

8B. LETTERS OF INTENT TO PURCHASE CRA-OWNED PROPERTIES - 362 NE 3RD AVENUE AND 313 NE 3RD STREET

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B – The Knight Group, LLC Letter of Intent](#)
[Exhibit C - Bees Wedding Venue, LLC Letter of Intent](#)
[Exhibit D - 362 NE 3rd Ave Parking Lot Appraisal](#)
[Exhibit E - Vision Plan](#)

8C. EXTENSION REQUEST BASED ON FORCE MAJEURE - BH3 MANAGEMENT, LLC - SW 600-800 BLOCKS OF W. ATLANTIC AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A - February 12, 2021 BH3 Letter to CRA](#)
[Exhibit B - Purchase and Sale Agreement and Amendments](#)

9. New Business

None.

10. Other Business

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

11. Adjournment

