

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, May 25, 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.

1. Call to Order**2. Roll Call****3. Approval of Agenda****4. Approval of Minutes****4A. APRIL 27, 2021 - WORKSHOP MEETING MINUTES**

Attachments: [April 27, 2021 - Workshop Meeting Minutes](#)

4B. APRIL 27, 2021 - REGULAR MEETING MINUTES

Attachments: [April 27, 2021 - Regular Meeting Minutes](#)

5. Powerpoint Presentation for May Board Meeting (For Informational Purposes Only)**5A. MAY POWERPOINT PRESENTATION**

Attachments: [Delray Beach CRA FY 21-22 Regular Meeting Presentation 5.25](#)

6. Staff Reports (For Informational Purposes Only)**6A. MONTHLY WORK PLAN REPORT**

Attachments: [Exhibit A1 - Montly Work Plan Report - May](#)

6B. COREY JONES ISLE UPDATE

Attachments: [Exhibit A2 - Corey Jones Isle Update](#)

6C. ARTS WAREHOUSE REPORT

Attachments: [Exhibit B - Arts Warehouse Report](#)

6D. FUNDING ASSISTANCE REPORT

Attachments: [Exhibit C - Funding Assistance Update](#)

6E. PROPERTY MANAGEMENT REPORT

Attachments: [Exhibit D - Monthly PM Report](#)

6F. SOCIAL MEDIA/OUTREACH REPORTS (MARCH-MAY 2021)

Attachments: [CRA social report April-May 2021](#)

7. Public Comments on Agenda & Non-Agenda Agenda Items

8. Consent Agenda

8A. CRA AUDITED FINANCIAL STATEMENTS - FISCAL YEAR 2019-2020

Recommendation: Approve the fiscal year 2019-2020 CRA Audited Financial Statements Report as presented by Caler, Donten, Levine, Cohen, Porter, & Veil P.A.

Attachments: [Agenda Cover Report](#)
[Exhibit A- CRA Audit Report 2020 - DRAFT](#)
[Exhibit B- CRA Governance Report 2020 - DRAFT](#)

8B. CRA FINANCIAL REPORT - FEBRUARY 2021

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FinStmt - Feb 2021 FY 20-21](#)

8C. CRA FINANCIAL REPORT - MARCH 2021

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FinStmt - March 2021 FY 20-21](#)

8D. AMENDMENT AND ADDITION TO DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BY-LAWS

Recommendation: Approve the amendments to Article III, Article V and the addition of Article VI to the CRA Bylaws.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Proposed Amendments](#)

- 8E.** 98 NW 5TH AVENUE AGREEMENTS - LANDSCAPE MAINTENANCE, SOLID WASTE DUMPSTER SHARING WITH THE DELRAY BEACH HOUSING AUTHORITY, EASEMENT AGREEMENT FOR PEDESTRIAN CLEAR ZONE, AND DUMPSTER ACCESS EASEMENT.

Recommendation:

Approve the Landscape Maintenance, Solid Waste Dumpster Sharing with the Delray Beach Housing Authority, Easement Agreement for Pedestrian Clear Zone, and Dumpster Access Easement for the property located on 98 NW 5th Avenue in substantially the attached forms.

Attachments:

[Agenda Cover Report](#)

[Dumpster Access Easement Agreement FINAL](#)

[Dumpster Sharing Agreement FINAL](#)

[FINAL Landscape Maintenance Agreement with Exhibit](#)

[FINAL Pedestrian Clear Zone Agreement-CRA-98 NW 5th Avenue](#)

- 8F.** APPROVAL OF UNITY OF TITLE AND RATIFICATION OF RIGHT-OF-WAY DEED, GENERAL UTILITIES EASEMENT AGREEMENT, AND EASEMENT AGREEMENT FOR PEDESTRIAN CLEAR ZONE - 20 AND 26 NW 6TH AVENUE. FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS RELATED TO THE DEVELOPMENT OF 20 AND 26 NW 6TH AVENUE.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Unity of Title Form - Hatcher-CRA Final](#)

[Exhibit B - Title Certificates for 20 and 26 NW 6th Ave.](#)

[Exhibit C - Right-of-Way Deed](#)

[Exhibit D - General Utilities Easement Agreement](#)

[Exhibit E - Easement Agreement for Pedestrian Clear Zone](#)

- 8G.** AWARD OF BID FOR INVITATION TO BID 2021-03 - 98 NW 5th AVENUE RENOVATION

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Colored Elevation](#)

[Exhibit B - Location Map](#)

[Exhibit C - ITB 2021-02 Sufficiency Checklist](#)

8H. REJECTION OF BIDS FOR INVITATION TO BID 2021-02 - HISTORIC WELLBROCK HOUSE RENOVATION**Recommendation:**

Reject the bids received on May 10, 2021 for the Invitation to Bid Historic Wellbrock House (ITB 2021-02).

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Colored Elevation](#)

[Exhibit B - Location Map](#)

[Exhibit C - ITB 2021-02 Sufficiency Checklist](#)

9. Old Business**10. New Business****10A. SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM & FRESH ACCESS BUCKS PROGRAM APPLICATION AT THE DELRAY BEACH GREENMARKET**

Recommendation: Authorize Executive Director to serve as Responsible Official for the Supplemental Nutrition Assistance Program (SNAP) & Fresh Access Bucks Application and authorize the Executive Director to execute all documents related to said purpose.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Fresh Access Bucks Application](#)

[Exhibit B - 2020 FAB Program Impact](#)

[Exhibit C - Delray GreenMarket - Submitted FNS Application](#)

[Exhibit D - Delray GreenMarket - Signature Form \(unsigned\)](#)

10B. DISCUSSION - DELRAY BEACH COMMUNITY LAND TRUST - COREY JONES ISLE PROJECT CONSTRUCTION LOAN**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Letter of from CLT](#)

[Exhibit B - Executed Construction Loan Agreement](#)

[Exhibit C - Partially Executed Construction Loan Amendment](#)

[Exhibit D - Executed Promissory Note](#)

[Exhibit E- CRA Finance Assessment](#)

10C. DISCUSSION - FORMER PLUMOSA ELEMENTARY SCHOOL PROPERTY CURRENTLY OWNED BY THE PALM BEACH COUNTY SCHOOL BOARD**Recommendation:**

Board discussion and direction.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location and Photos](#)

**10D. DISCUSSION - NOTICE OF INTENT TO LEASE CRA-OWNED PROPERTIES
LOCATED AT 182 & 186 NW 5th AVENUE**

Recommendation: Provide direction as it relates to the Notices of Intent to Lease the CRA-owned properties located at 182 & 186 NW 5th Avenue (Properties) and the proposals received.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location and Photos](#)
[Exhibit B - CRA Community Redevelopment Plan Project](#)
[Exhibit C - Public Notices of Intent to Lease](#)
[Exhibit D – Proposals and Letter of Intent to Purchase Received](#)

11. Other Business

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

12. Adjournment