

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

Wednesday, November 17, 2021

4:00 PM

Regular Board Meeting

Arts Warehouse

Community Redevelopment Agency

CRA Board of Commissioners

Chair Shirley Ervin Johnson

Vice Chair Angie Gray

Deputy Vice Chair Juli Casale

CRA Commissioner Ryan Boylston

CRA Commissioner Kelcey Cordell Brooks

CRA Commissioner Adam Frankel

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. Powerpoint Presentations for November Board Meeting (For Informational Purposes Only)****4A. NOVEMBER POWERPOINT PRESENTATION**

Attachments: [November 17, 2021- Regular Board Meeting](#)

5. Staff Reports (For Informational Purposes Only)**5A. MONTHLY WORK PLAN**

Attachments: [CRA Monthly Report - November](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - November](#)

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

Attachments: [CRA Funding Assistance Report - November](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [CRA Monthly Property Management Report - November](#)

5E. SOCIAL MEDIA REPORT

Attachments: [CRA Social Media Report - November](#)

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. OCTOBER 20, 2021 - REGULAR MEETING MINUTES**

Attachments: [October 20, 2021 - CRA Regular Meeting Minutes](#)

7B. SITE DEVELOPMENT ASSISTANCE FUNDING - CORNER OFFICE DELRAY, LLC (401 WEST ATLANTIC AVENUE, R10) FOR AN AMOUNT NOT TO EXCEED \$68,251.28

Recommendation: Approve the Site Development Assistance Program Funding Agreement with Corner Office Delray, LLC for the proposed interior and exterior improvement project located at 401 West Atlantic Avenue, R10, CRA sub-area #3, in an amount not to exceed \$68,251.28.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C - Renderings](#)
[Exhibit D - Funding Assistance Detail Sheet - Corner Office Delray](#)
[Exhibit E - Application Form](#)
[Exhibit F - Project Narrative](#)
[Exhibit G – Business Plan & Financial Projections - Corner Office](#)
[Exhibit H - Guidelines](#)

7C. 95 SW 5TH AVENUE AGREEMENTS - CITY OF DELRAY BEACH LANDSCAPE MAINTENANCE, CORNER CLIP EASEMENT, GENERAL UTILITY EASEMENT, EASEMENT FOR PEDESTRIAN CLEAR ZONE AND RIGHT OF WAY DEED

Recommendation: Approve the Landscape Maintenance, Corner Clip Easement, General Utility Easement, Easement for Pedestrian Clear Zone and Right of Way Deed for the property located on 95 SW 5th Avenue, Delray Beach, FL 33444, in substantially the attached forms.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Landscape Maintenance Agreement](#)
[Exhibit B - Corner Clip Agreement](#)
[Exhibit C - General Utility Easement Agreement](#)
[Exhibit D - Easement for Pedestrian Clear Zone](#)
[Exhibit E - Right of Way Deed](#)

7D. SECOND AMENDMENT TO CRA/CITY INTERLOCAL AGREEMENT FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES FISCAL YEAR 2020-2021

Recommendation: Approve the Second Amendment to the Interlocal Agreement with the City of Delray Beach for funding of Construction/Professional Services for Fiscal Year 2020-2021.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Second Amendment to Interlocal Agreement between the City & CR/](#)

8. Old Business

8A. APPROVAL OF A COMMERCIAL LEASE AGREEMENT FOR A CRA-OWNED PROPERTY - 182 NW 5 AVENUE

Recommendation: Approve the Commercial Lease Agreement between the CRA and Jerk and Lime at Nicole's House, LLC (182 NW 5 Avenue), in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Jerk & Lime At Nicole's House LLC - Lease Agreement 10.6.21 DRA](#)

8B. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING APPLICATION AND LEASE AGREEMENT - LET'S TALK INNOVATION, LLC (D/B/A LET'S TALK CAFÉ) (186 NW 5TH AVENUE)

Recommendation:

1. Approval of a Project Consultancy & Design Services Funding Agreement (Level 2 Design Services); and
2. Approval of a Lease Agreement with Let's Talk Innovation, LLC (doing business as Let's Talk Café) for the proposed improvement project located at 186 NW 5th Avenue, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - PAPA Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C - Funding Assistance Detail Sheet - Let's Talk](#)
[Exhibit D - Application Form](#)
[Exhibit E - Guidelines](#)
[Exhibit F - Financials](#)
[Exhibit G - Let's Talk Innovation LLC - Lease Agreement 11.8.21](#)

9. New Business**9A. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 3, FISCAL YEAR 2020-2021**

Recommendation: Approve Delray Beach Community Redevelopment Agency Resolution No. 2021-06 adopting Budget Amendment No. 3 for FY 2020-2021.

Attachments: [Agenda Cover Report](#)
[Exhibit A – Resolution No. 2021-06 FY 2020-21 Budget Amendment No. 3](#)
[Exhibit B - FY 2020-2021 Budget Amendment No. 3](#)

9B. PURCHASE AND SALE AGREEMENT – EDRON, LLC - 622 NORTHWEST 1ST STREET AND 23RD NORTHWEST 7TH AVENUE – WEST ATLANTIC AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A - PSA Partially Executed 11.9.21 Edron](#)
[Exhibit B - CRA Redevelopment Plan Map A5](#)
[Exhibit C - Map of NW 600 Block of West Atlantic Avenue](#)

9C. ACCEPTANCE OF SOLID WASTE AUTHORITY BLIGHTED PROPERTY GRANT

Recommendation: Accept the Solid Waste Authority Blighted Property Grant award and authorize the Delray Beach Community Redevelopment Agency Board (CRA) Chair to execute an Interlocal Grant Agreement by and between Solid Waste Authority of Palm Beach County and the CRA in an amount not to exceed \$80,652.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Application Package FINAL](#)
[Exhibit B - FY 2022 Delray Beach CRA - Award letter](#)
[Exhibit C - FY2022 Blighted Grant ILA - Delray Beach CRA - Final](#)

9D. APPROVAL OF AN AGREEMENT WITH REP SERVICES, INC. FOR THE INSTALLATION OF NEW PLAYGROUND EQUIPMENT AT REV. J.W.H. THOMAS JR. PARK

Recommendation: Approval of an Agreement with Rep Services, Inc. to provide services for the materials and labor to install new playground equipment at the Rev. J.W.H. Thomas Jr. Park located at 46 SW 5th Avenue, Delray Beach, FL 33444, piggybacking the terms of the Delray Beach Community Redevelopment Agency Agreement with the Clay County Interlocal Agreement, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Partially Signed Agreement](#)
[Exhibit B - Clay County RFP 19/19-2](#)
[Exhibit C - Rep Services, Inc. Submittal](#)
[Exhibit D - F&A - BCC minutes](#)
[Exhibit E - Notice to Award](#)
[Exhibit F - 2022 Price List Playground Equipment](#)
[Exhibit G - Clay County Discount Spreadsheet](#)
[Exhibit H - Rep Services, Inc. Proposal](#)
[Exhibit I - Resolution](#)

10. Other Business

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

11. Adjournment

