

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 22, 2022

4:00 PM

Regular 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 February Board Meeting (For Informational Purposes Only)****4A. FEBRUARY POWERPOINT PRESENTATION****5. Staff Reports (For Informational Purposes Only)****5A. MONTHLY WORK PLAN REPORT**

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

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

5D. PROPERTY MANAGEMENT REPORT

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

5E. SOCIAL MEDIA REPORT

Attachments: [Social Media Report - February](#)

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. JANUARY 25, 2022 - JOINT WORKSHOP MINUTES**

Attachments: [January 25, 2022 - Joint City Commission & CRA Board Workshop Minutes](#)

7B. JANUARY 25, 2022 - REGULAR MEETING MINUTES

Attachments: [January 25, 2022 - Regular Meeting Minutes](#)

7C. CRA FINANCIAL REPORT - NOVEMBER 2021

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FinStmt - November 2021 FY 21-22-2](#)

7D. FIFTH AMENDMENT TO COMMERCIAL LEASE AGREEMENT - 135 NW 5 AVENUE, UNIT C6

Recommendation: Approve the Fifth 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 reinstate and extend the lease.

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

7E. UPDATED INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR CONSTRUCTION/PROFESSIONAL SERVICES - FY 2021-2022

Recommendation:

Approve the updated Interlocal Agreement (“ILA”) between the City of Delray Beach (“City”) and Delray Beach Community Redevelopment Agency (“CRA”) for funding for Construction/Professional Services within the CRA District for Fiscal Year 2021-2022.

Attachments: [Agenda Cover Report](#)
[Exhibit A - ILA - Updated Construction-Professional Services General 2021-202](#)

7F. REINSTATEMENT AND FIRST AMENDMENT TO PAINT-UP & SIGNAGE FUNDING AGREEMENT - MT. OLIVE MISSIONARY BAPTIST CHURCH

Recommendation: Reinstate, amend, and approve an extension to the existing Paint-Up & Signage funding assistance agreement for Mt. Olive Missionary Baptist Church for the proposed exterior painting and signage improvements at 40 NW 4th Avenue, within CRA sub-area #8.

Attachments: [Agenda Cover Report](#)
[Exhibit A - First Amendment Paint Up-Signage - Mt. Olive Baptist Church 2.7.20](#)
[Exhibit B - Extension Request Details](#)

7G. FIRST AMENDMENT TO SITE DEVELOPMENT FUNDING AGREEMENT - MOON AND FLOWER COFFEEHOUSE, TEA & APOTHECARY

Recommendation: Approve the amendment to extend the existing Site Development funding assistance agreement for Moon & Flower Coffeehouse, Tea & Apothecary for the proposed interior and exterior improvements project at 1201 North Federal Highway, within CRA sub-area #5.

Attachments: [Agenda Cover Report](#)
[Exhibit A - First Amendment Funding Agreement Moon and Flower](#)
[Exhibit B - Extension Request Details](#)
[Exhibit C - Copy of Revised Project Timeline](#)
[Exhibit D - Progress Photos](#)

7H. REINSTATEMENT AND SECOND AMENDMENT TO PAINT-UP & SIGNAGE FUNDING AGREEMENT - ADVANCED CHIROPRACTIC OF SOUTH FLORIDA, LLC

Recommendation: Reinstate, amend, and approve the existing Paint-Up & Signage funding assistance agreement for Advanced Chiropractic of South Florida, Inc. for the proposed exterior painting and signage improvements at 104 SW 11th Avenue, within CRA sub-area #3.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Second Amendment Paint Up Signage - Advanced Chiropractic 2.3.](#)
[Exhibit B - Extension Request Details-Updated Timeline](#)
[Exhibit C - Photos](#)

7I. ALLONGE TO MULTIFAMILY PROMISSORY NOTE FOR VILLAGE SQUARE ELDERLY, LTD.

Recommendation: Approve the Allonge to Multifamily Promissory Note for Village Square Elderly, Ltd.

Attachments: [Agenda Cover Report](#)
[Exhibit A - CRA Promissory Note 7-16-14](#)
[Exhibit B - Management Letter](#)
[Exhibit C - Final Allonge Delray Beach CRA](#)

8. Old Business

8A. SECOND AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - MARION ASSOCIATES, LLC

Recommendation: Amend the terms of the funding agreement and extend the termination date to September 30, 2022.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Second Amendment - Marion Associates, LLC Funding Agreement 2](#)
[Exhibit B - Extension Request Details](#)
[Exhibit C - Copy of Revised Project Timeline](#)
[Exhibit D - Photos](#)

8B. FOLLOW UP ON REQUEST LETTER FROM EMANUEL JACKSON, SR. PROJECT, INC.– 700 W. ATLANTIC AVENUE, UNIT 700

8C. NOTICE OF DEFICIENCY(IES) - ACHIEVING GOALS USING IMPACT DRIVEN EVALUATION FUNDING AGREEMENT - OLD SCHOOL SQUARE CENTER FOR THE ARTS, INC.

Recommendation: Approve the following:

- 1) Issue the Old School Square Center for the Arts, Inc. ("OSSCA or OSS") a formal written notice of deficiency(ies) and opportunity to cure pursuant to the Achieving Goals Using Impact Driven Evaluation ("A-G.U.I.D.E.") Funding Agreement ("Notice of Deficiencies"); and
- 2) Issue the OSSCA reasonable notice for the Delray Beach Community Redevelopment Agency ("CRA") to access and examine all records, books, papers, or documents relating to the funding provided pursuant to the A-G.U.I.D.E. Funding Agreement; and
- 3) Should OSSCA fail to cure the deficiency(ies) to the satisfaction of the CRA, within fourteen (14) days from receipt of the Notice of Deficiencies, CRA Staff shall then issue written notice to OSSCA that the A-G.U.I.D.E. Funding Agreement is deemed immediately voided and notice that the CRA is entitled to recoup the portion of funds the CRA allocated and/or already disbursed to OSSCA pursuant to the A-G.U.I.D.E. Funding Agreement; and
- 4) The CRA's Chair, Executive Director and legal counsel may execute any and all related documents and take all necessary action to facilitate the above action(s).

Attachments:

[Agenda Cover Report](#)

[Exhibit A - OSSCA Funding History MOST UPDATED](#)

[Exhibit B - Fiscal Sustainability Forecast 2017-2020](#)

[Exhibit C - Fiscal Sustainability Forecast 2020-2023](#)

[Exhibit D - Aug 25, 2020 CRA Board Meeting Minutes Excerpt p 1, 17-22](#)

[Exhibit E - 21 02 OSS City Lease Compliance Audit Report \(1\)](#)

[Exhibit F - City Lease Internal Audit Presentation 09_13_21](#)

[Exhibit G - FY 20-21 A-Guide Funding Agreement Fully Executed](#)

9. New Business

9A. RESOLUTION NO. 2022-02 - AGREEMENT FOR PURCHASE & SALE - 115 SW 5TH AVENUE

Recommendation:

Approve Resolution No. 2022-02 and the Agreement for Purchase and Sale with Geary Reginald Wilson, et. al. for the CRA purchase of 115 SW 5th Avenue (Subject Property) with a purchase price of \$82,000, in substantially the attached form.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Resolution 2022-02 - 115 SW 5th Ave](#)

[Exhibit B - Purchase & Sale Agreement](#)

[Exhibit C - Location Map](#)

10. Other Business

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

11. Adjournment