

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, March 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 Presentation for March Board Meeting (For Informational Purposes Only)****4A. MARCH POWERPOINT PRESENTATION**

Attachments: [March 22, 2022 - Regular Board Meeting](#)

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

Attachments: [CRA Monthly Work Plan Report - March](#)

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

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

5D. PROPERTY MANAGEMENT REPORT

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

5E. SOCIAL MEDIA REPORT

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

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. FEBRUARY 22, 2022 - REGULAR MEETING MINUTES**

Attachments: [February 22, 2022 - Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - DECEMBER 2021

Recommendation: Receive and File.

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

7C. CRA FINANCIAL REPORT - JANUARY 2022

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FinStmt - January 2022 FY 21-22](#)

7D. REINSTATEMENT AND FIRST AMENDMENT TO SITE DEVELOPMENT FUNDING AGREEMENT - GLAVIDIA HAIR STUDIOS

Recommendation: Reinstate, amend, and approve the existing Site Development funding assistance agreement for Glavidia Hair Studios for the proposed interior and exterior improvements project at 119 NE 2nd Avenue, within CRA sub-area #2.

Attachments: [Agenda Cover Report](#)
[Exhibit A-Reinstatement & First Amendment Funding Agreement- Glavidia Hair](#)
[Exhibit B - Extension Request Details & Revised Project Timeline](#)
[Exhibit C - Progress Photos](#)

8. Old Business

8A. FOLLOW UP - EMANUEL JACKSON, SR. PROJECT, INC. - 700 WEST ATLANTIC AVENUE, UNIT 700

Recommendation:

A) Approve or disapprove Emanuel Jackson, SR. Project, Inc.'s monthly payment in the amount of Two Hundred Fifty and 00/100 Dollars (\$250.00) for a month-to-month tenancy for 700 West Atlantic Avenue, Unit 700. Further authorizing the CRA's Chair, Executive Director and legal counsel to execute any and all related documents.

OR

B) Approve or disapprove Emanuel Jackson, SR. Project, Inc.'s monthly payment in the amount of Two Hundred Fifty and 00/100 Dollars (\$250.00) on a revocable license agreement for 700 West Atlantic Avenue, Unit 700. Further authorizing the CRA's Chair, Executive Director and legal counsel to execute any and all related documents.

AND

C) Board direction for a termination date if either option A or B is approved.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - March 8, 2022 EJS Monthly Payment Proposal](#)

[Exhibit B - Letters](#)

8B. FOLLOW UP - ACHIEVING GOALS USING IMPACT DRIVEN EVALUATION FUNDING AGREEMENT - OLD SCHOOL SQUARE CENTER FOR THE ARTS, INC.

Recommendation: Approve the following:

- 1) Deem Old School Square Center for the Arts, Inc. ("OSSCA or OSS") has failed to cure the deficiency(ies) to the satisfaction of the CRA as set forth in the Notice of Deficiencies dated February 23, 2022 and pursuant to the Achieving Goals Using Impact Driven Evaluation ("A-G.U.I.D.E.") Funding Agreement dated October 16, 2020 ("A-G.U.I.D.E. Funding Agreement");
- 2) Issue OSSCA formal written notice that the A-G.U.I.D.E. Funding Agreement is immediately voided;
- 3) Authorize the recoupment of the funding amount allocated for fiscal year 2020-2021 and disbursed by the CRA to OSSCA for the first quarter of the fiscal year 2020- - 2021 in the amount of One Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$187,500.00) by issuing a fifteen (15) days demand letter; and
- 4) Authorize the CRA's Chair, Executive Director and legal counsel to execute any and all related documents.

Attachments:

[Agenda Cover Report](#)

[Exhibit A -CRA's Notice of Deficiencies Letter and Exhibits to OSSCA dated 2.2](#)

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

9. New Business

10. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment