

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 24, 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.

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.

ACCESS ACCOMMODATIONS:

Those wishing to access the public meeting virtually by means of communications media may do so by visiting 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. Powerpoint Presentation for May Board Meeting (For Informational Purposes Only)****4A. MAY POWERPOINT PRESENTATION**

Attachments: [May 24, 2022 - Regular Board Meeting](#)

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

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

Attachments: [CRA Funding Assistance & Community Engagement Report - May](#)

5D. PROPERTY MANAGEMENT REPORT

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

5E. SOCIAL MEDIA REPORT

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

6. Public Comments on Agenda & Non-Agenda Items**7. Consent Agenda****7A. APRIL 26, 2022 - REGULAR MEETING MINUTES**

Attachments: [April 26, 2022 - Regular Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - FEBRUARY 2022

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - February 2022 Financial Statement](#)

7C. CRA FINANCIAL REPORT - MARCH 2022

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - March 2022 Financial Statement](#)

7D. FUNDING AGREEMENT – DELRAY BEACH COMMUNITY LAND TRUST, INC.

Recommendation:

Approve the funding agreement between the CRA and the Delray Beach Community Land Trust, Inc. (“DBCLT”) in an amount not to exceed \$1,224,650.00, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Letter of from CLT](#)
[Exhibit B - Funding Agreement](#)

7E. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH REDEVELOPMENT AGENCY FOR FUNDING THE RE-SODDING OF SEACREST AND HILLTOPPER ATHLETIC FACILITIES

Recommendation:

Approve the Interlocal Agreement (“ILA”) between the City of Delray Beach (“City”) and the CRA for the funding of the re-sodding of Seacrest and Hilltopper Athletic Facilities in an amount not to exceed \$350,000, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Interlocal Agreement](#)
[Exhibit B - ODUMS SOD quote](#)

7F. APPROVE REPURCHASE AGREEMENT – HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY, INC. – 242 NW 6TH AVENUE - \$2,000.00

Recommendation:

Approve the Repurchase Agreement with Habitat for Humanity of South Palm Beach County, Inc. (“Habitat”) for 242 NW 6th Avenue for the same purchase price as paid by Habitat to the CRA in the amount of \$2,000.00, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - May 5, 2022 Habitat Letter](#)
[Exhibit B - Amended and Restated Repurchase Agreement](#)

7G. FIRST AMENDMENT TO THE CONSTRUCTION LOAN AGREEMENT WITH HATCHER CONSTRUCTION & DEVELOPMENT, INC.

Recommendation: Approve the First Amendment to the Construction Loan Agreement with Hatcher Construction & Development, Inc. (“Hatcher”) for the purpose of constructing two separate 2-story commercial buildings on CRA owned land located at 20 and 26 NW 6th Avenue, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - First Amendment to Construction Loan Agreement](#)
[Exhibit B - Amended and Restated Promissory Note](#)

7H. HISTORIC FAÇADE IMPROVEMENT FUNDING - REED & REED INC (353 N SWINTON AVENUE) FOR AN AMOUNT NOT TO EXCEED \$43,638.88

Recommendation: Approve the Historic Façade Improvement Program Funding Agreement with Reed & Reed Inc. for the proposed exterior improvement project located at 353 N Swinton Avenue, within CRA sub-area #2, for an amount not to exceed \$50,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C – Plans & Renderings \(Floor Plan\)](#)
[Exhibit D - Funding Assistance Detail Sheet - Reed & Reed](#)
[Exhibit E - Application Form](#)
[Exhibit F - Project Narrative](#)
[Exhibit G – Historic Façade Improvement Program Guidelines](#)

7I. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING APPLICATION - ROMAUI, LLC (103 NW 5TH AVENUE)

Recommendation: Approve a Project Consultancy & Design Services Funding Agreement (Level 2 Design Services) with ROMAUI, LLC for the proposed improvement project at 103 NW 5th Avenue, for an amount not to exceed \$15,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A - PAPA Location Map](#)
[Exhibit B - Photos of existing conditions](#)
[Exhibit C - Funding Assistance Detail Sheet - ROMAUI, LLC](#)
[Exhibit D - Application Form](#)
[Exhibit E - Project Consultancy + Design Services Program Guidelines](#)
[Exhibit F - PE - Funding Agreement Romau LLC](#)

8. Old Business

A. None

9. New Business

9A. BUDGET AMENDMENT NO. 1, FISCAL YEAR 2021-2022

Recommendation: Approve CRA Resolution No. 2022-03 adopting Budget Amendment No. 1 for FY 2021-2022.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Resolution 2022-03 Budget Amendment No.1](#)
[Exhibit B - FY 21-22 Budget Amendment No.1](#)

9B. RESOLUTION NO. 2022-04 – AGREEMENT FOR PURCHASE & SALE – 250 NW 8th Avenue and 256 NW 8th AVENUE, LOTS 1, 31 AND 32 - \$345,000.00

Recommendation: Approve Resolution No. 2022-04 and the Agreement for Purchase and Sale with Harry B. Hagwood, as trustee of The Hagwood Family Revocable Trust dated March 28, 2007, for the CRA purchase of property at 250 NW 8th Avenue and 256 NW 8th Avenue, Lots 1, 31 and 32 (Subject Properties) with a purchase price of \$345,000, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Resolution 2022-04](#)
[Exhibit B - Purchase and Sale Agreement](#)
[Exhibit C - Location Map](#)

9C. DELRAY BEACH HOUSING AUTHORITY - UPDATE ON ISLAND COVE APARTMENTS

10. Other Business

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

11. Adjournment