

# 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](http://www.delraycra.org)



## CRA Meeting

Wednesday, June 8, 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 June Board Meeting (For Informational Purposes Only)****4A. JUNE POWERPOINT PRESENTATION**

**Attachments:** [June 8, 2022 - Regular Board Meeting](#)

**5. Public Comments on Agenda & Non-Agenda Agenda Items****6. Consent Agenda****6A. MAY 24, 2022 - JOINT WORKSHOP MINUTES**

**Attachments:** [May 24, 2022 - Joint Workshop Minutes](#)

**6B. MAY 24, 2022- REGULAR MEETING MINUTES**

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

**6C. RENT SUBSIDY PROGRAM FUNDING APPLICATION - CONCH CRAVINGS, LLC (1191 NORTH FEDERAL HIGHWAY) FOR AN AMOUNT NOT TO EXCEED \$6,000.**

**Recommendation:** Approve the attached Rent Subsidy Program Funding Agreement with Conch Cravings, LLC, located at 1191 North Federal Highway, for an amount not to exceed \$6,000, to be paid in \$500 monthly installments for up to 12 months.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Funding Assistance Detail Sheet - Conch Cravings](#)  
[Exhibit C - Business Plan & 3-year financials](#)  
[Exhibit D - Application Form](#)  
[Exhibit E - Rent Subsidy Program Guidelines](#)

**6D. FUNDING AGREEMENT - DELRAY BEACH HOUSING AUTHORITY FOR ISLAND COVE APARTMENTS - SW 8th STREET AND SW 12th AVENUE - FOR AN AMOUNT NOT TO EXCEED \$1,000,000.**

**Recommendation:**

Approve the Funding Agreement with Delray Beach Housing Authority for Island Cove Apartments for an amount not to exceed \$1,000,000, in substantially the attached form, subject to verification of legal entities.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - AMI and Rent Amounts](#)

[Exhibit B - Request Letter from DBHA](#)

[Exhibit C - FHFC Grant Form](#)

[Exhibit D - Funding Agreement](#)

[Exhibit E - Cost Details](#)

**6E. AMENDMENT TO CRA BYLAWS**

**Recommendation:**

Approve the amendment of Article V to the CRA Bylaws.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Proposed amendment to Article V, subsection 5.2 to the CRA Bylaws](#)

**6F. 106 SW 6TH AVENUE - REQUEST TO SUBORDINATE LOAN**

**Recommendation:**

Approve the request to subordinate the CRA's Modified Second Mortgage loan to Reginald B. Jonas and Elizabeth Taylor to a new second mortgage with Amerant Bank.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Subordination Agreement - Jonas-Taylor](#)

**6G. SITE DEVELOPMENT ASSISTANCE FUNDING – KANNIKA ATLANTIC, INC. DOING BUSINESS AS ZIREE THAI AND SUSHI (401 WEST ATLANTIC AVENUE, R7) FOR AN AMOUNT NOT TO EXCEED \$47,962.50.**

**Recommendation:** Approve the Site Development Assistance Program Funding Agreement with Kannika Atlantic, Inc. doing business as Ziree Thai and Sushi for the proposed interior and exterior improvement project located at 401 West Atlantic Avenue, R7, CRA sub-area #3, in an amount not to exceed \$47,962.50.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Photos of existing conditions](#)  
[Exhibit C - Plans & Renderings](#)  
[Exhibit D - Funding Assistance Detail Sheet - Ziree](#)  
[Exhibit E - Application Form](#)  
[Exhibit F - Project Narrative](#)  
[Exhibit G - Business Plan Summary](#)  
[Exhibit H - Site Development Assistance Program Guidelines](#)

## 7. Old Business

**7A. UPDATE ON THE PURCHASE OF 115 SW 5th AVENUE**

**Recommendation:**

Approve the following:

1. Authorize Staff to proceed with the purchase of 115 SW 5th Avenue pursuant to the Purchase and Sale Agreement approved by the CRA Board on January 25, 2022

and

2. Authorize Staff to proceed with recommendations from Universal Engineering Sciences related to 115 SW 5th Avenue and conduct an environmental site assessment at 105 SW 5th Avenue.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Executed Purchase and Sale Agreement](#)

**7B. 805 WEST ATLANTIC AVENUE - SITE REMEDIATION UPDATE**

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location Map](#)

## 8. New Business

**8A. PUBLIC NOTICE OF DISPOSITION OF CRA OWNED PROPERTY - 260 NW 9TH AVENUE**

**Recommendation:**

Authorize the posting of a notice of intent to dispose of CRA-owned property located at 260 NW 9th Avenue pursuant to Section 163.380, Florida Statutes.

**Attachments:**

[Agenda Cover Report](#)

[Exhibit A - Location Map - 260 NW 9th Ave.](#)

[Exhibit B - Letter of Intent - DBCLT](#)

**8B. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2022 - 2023 BUDGET PREPARATION**

**9. Other Business**

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

**10. Adjournment**