

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

Thursday, September 1, 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 September Board Meeting (For Informational Purposes Only)****4A. SEPTEMBER 1, 2022 - POWERPOINT PRESENTATION**

Attachments: [September 1, 2022 - CRA Regular Presentation](#)

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

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

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - July and August](#)

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

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

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - August](#)

5E. SOCIAL MEDIA REPORT

Attachments: [Social Media Report - July and August](#)

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. JULY 14, 2022 - REGULAR MEETING MINUTES**

Attachments: [July 14, 2022 - Regular Board Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - JUNE 2022

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A - June 2022 Financial Statements](#)

7C. CRA FINANCIAL REPORT - JULY 2022

Recommendation: Receive and File.

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

7D. THIRD AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR

Recommendation: Approve the Third Amendment to the Employment Agreement for the Executive Director.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Third Amendment to Employment Agreement](#)

7E. 98 NW 5th AVENUE RENOVATION – RELOCATION OF OVERHEAD UTILITY LINES TO UNDERGROUND

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - AT&T Relocation Costs](#)
[Exhibit C - Comcast Relocation Costs](#)
[Exhibit D - FPL Relocation Costs](#)

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

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

Attachments: [Agenda Cover Report](#)
[Exhibit A - Second Amendment Funding Agreement Mt. Olive Baptist Church c](#)
[Exhibit B - Progress Photos](#)

7G. FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - KANNIKA ATLANTIC, INC. dba ZIREE THAI & SUSHI

Recommendation: Approve the amendment to extend existing Site Development Assistance Funding Agreement for Kannika Atlantic, Inc. for the proposed exterior improvement project at 401 West Atlantic Avenue, R7, within CRA sub-area #3.

Attachments: [Agenda Cover Report](#)
[Exhibit A - First Amendment Funding Agreement Kannika Atlantic Inc \(dba Ziree](#)
[Exhibit B - Extension Request Details and Updated Timeline](#)

7H. PROJECT CONSULTANCY & DESIGN SERVICES FUNDING APPLICATION – CONDE CENTER FOR CHIROPRACTIC NEUROLOGY (401 WEST ATLANTIC AVENUE, #014)

Recommendation: Approve a Project Consultancy & Design Services Funding Agreement (Level 2 Design Services) with Conde Center For Chiropractic Neurology for the proposed improvement project at 401 West Atlantic Avenue, #014, for an amount not to exceed \$15,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A – Location Map](#)
[Exhibit B – Photos of Existing Conditions](#)
[Exhibit C – Funding Assistance Detail Sheet](#)
[Exhibit D – Application Form](#)
[Exhibit E – Project Consultancy & Design Services Program Guidelines](#)

8. Old Business

8A. DRAFT FY 2022-2023 BUDGET

Attachments: [CRA FY 22-23 Budget](#)
[Budget Presentation](#)
[Work Plan FY 2022-23](#)

8B. DISCUSSION AND DIRECTION – 98 NW 5th AVENUE AND 95 SW 5th AVENUE

Attachments: [Agenda Cover Report](#)
[Exhibit A - 98 NW 5th Avenue Location Map and Rendering](#)
[Exhibit B - 95 SW 5th Avenue Location Map and Rendering](#)

8C. UPDATE – CRA-OWNED PROPERTIES LOCATED AT 182 & 186 NW 5th AVENUE

Recommendation: Provide direction as it relates to the Commercial Property Leases of the CRA-owned properties located at 182 & 186 NW 5th Avenue.

Attachments: [Agenda Cover Report](#)

9. New Business

9A. PUBLIC NOTICE OF INTENT TO DISPOSE OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY OWNED PROPERTY - 260 NW 9TH AVENUE, DELRAY BEACH, FLORIDA, 33444

Recommendation:

Discuss and select a proposal for the Public Notice of Intent to Dispose of CRA-owned property located at 260 NW 9th Avenue, Delray Beach, Florida, 33444 to develop one (1) affordable/workforce single-family housing unit pursuant to Article 4.7 of the City of Delray Beach's Land Development Regulations (Family/Workforce Housing Ordinance).

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Location Map](#)

[Exhibit B - Public Notice of Intent to Dispose](#)

[Exhibit C - Response from Delray Beach CDC](#)

[Exhibit D - Response from Habitat for Humanity](#)

[Exhibit E - Response from Delray Beach CLT](#)

9B. RESOLUTION 2022-08 FOR THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY TO REQUEST THE CITY OF DELRAY BEACH TO APPROVE THE EXTENSION OF THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY'S TERMINATION DATE FROM SEPTEMBER 30, 2039 TO SEPTEMBER 16, 2044.

Recommendation:

Approve resolution 2022-08 for the Delray Beach Community Redevelopment Agency ("CRA") to request the City of Delray Beach ("City") to approve the extension of the CRA's termination date from September 30, 2039 to September 16, 2044.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - Resolution 2022-08](#)

9C. FISCAL YEAR 2021-2022 A.-G.U.I.D.E. Q3 REPORT APPROVAL FOR EXPANDING & PRESERVING OUR CULTURAL HERITAGE - SPADY MUSEUM

Recommendation: Approve the disbursement of the Fiscal Year 2021-2022 A.-G.U.I.D.E. Q3 Funds for Expanding & Preserving Our Cultural Heritage - The Spady Museum (EPOCH-Spady) in the amount of \$26,500.

Attachments:

[Agenda Cover Report](#)

[Exhibit A - A-GUIDE Q3 Report FY2021-2022 - EPOCH-Spady](#)

[Exhibit B - A-GUIDE Guidelines FY 2021-2022](#)

10. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

11. Adjournment