

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 29, 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 29, 2022 - POWERPOINT PRESENTATION**

Attachments: [September 29, 2022 - Regular Board Meeting](#)

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

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

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

5D. PROPERTY MANAGEMENT REPORT

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

5E. SOCIAL MEDIA REPORT

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

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

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

7B. SEPTEMBER 1, 2022 - WORKSHOP MEETING MINUTES

Attachments: [September 1, 2022 - CRA Workshop Minutes](#)

7C. SEPTEMBER 1, 2022 - REGULAR MEETING MINUTES

Attachments: [September 1, 2022 - CRA Regular Board Meeting Minutes](#)

7D. CRA FINANCIAL REPORT - AUGUST 2022

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Exhibit A – August 2022 Financial Statements](#)

7E. AMENDMENT TO CRA HUMAN RESOURCES POLICIES & PROCEDURES MANUAL - SECTION 27 AND SECTION 31

Recommendation:

Approve Resolution 2022-11 and the amendments to Section 27 and Section 31 to the CRA Human Resources Policies & Procedures Manual

Attachments: [Agenda Cover Report](#)
[Exhibit A - Resolution 2022-11](#)
[Exhibit B - Proposed amendment to Section 27 and Section 31 to the CRA Hum](#)
[Exhibit C - City of Delray Beach Administrative Policies and Procedures Manual](#)
[Exhibit D - US General Services Administration Meals & Incidentals Breakdown](#)

7F. A-GUIDE FUNDING AGREEMENT FY 2022-2023 - ARTS GARAGE (DELRAY BEACH CREATIVE CITY COLLABORATIVE, INC.)

Recommendation: Approve the A-GUIDE Funding Agreement with Arts Garage (Delray Beach Creative City Collaborative, Inc). in the amount of \$275,000 for Fiscal Year 2022-2023.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2022-2023 - Arts Garage A-GUIDE Funding Agreement](#)

7G. A-GUIDE FUNDING AGREEMENT FY 2022-2023 - DELRAY BEACH COMMUNITY LAND TRUST, INC.

Recommendation: Approve the A-GUIDE Funding Agreement with the Delray Beach Community Land Trust, Inc. in the amount of \$161,000 for Fiscal Year 2022-2023.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2022-2023 – DBCLT A-GUIDE Funding Agreement](#)

7H. A-GUIDE FUNDING AGREEMENT FY 2022-2023 - DELRAY BEACH HISTORICAL SOCIETY, INC.

Recommendation: Approve the A-GUIDE Funding Agreement with the Delray Beach Historical Society, Inc. in the amount of \$75,000 for Fiscal Year 2022-2023.

Attachments: [Agenda Cover Report](#)
[Exhibit A - FY 2022-2023 – DBHS A-GUIDE Funding Agreement](#)

- 7I.** A-GUIDE FUNDING AGREEMENT FY 2022-2023 - EXPANDING AND PRESERVING ('SPADY MUSEUM') OUR CULTURAL HERITAGE, INC.
- Recommendation:** Approve the A-GUIDE Funding Agreement with Expanding and Preserving Our Cultural Heritage, Inc. in the amount of \$109,000 for Fiscal Year 2022-2023.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - FY 2022-2023 – EPOCH A-GUIDE Funding Agreement](#)
- 7J.** A-GUIDE FUNDING AGREEMENT FY 2022-2023 - DELRAY BEACH LIBRARY ASSOCIATION, INC.
- Recommendation:** Approve the A-GUIDE Funding Agreement with the Delray Beach Library Association, Inc. in the amount of \$443,000 for Fiscal Year 2022-2023.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - FY 2022-2023 – Library A-GUIDE Funding Agreement](#)
- 7K.** A-GUIDE FUNDING AGREEMENT FY 2022-2023 - GREATER DELRAY BEACH CHAMBER OF COMMERCE, INC.
- Recommendation:** Approve the A-GUIDE Funding Agreement with the Greater Delray Beach Chamber of Commerce, Inc. in the amount of \$40,000 for Fiscal Year 2022-2023.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - FY 2022-2023 – Chamber A-GUIDE Funding Agreement](#)
- 7L.** RESOLUTION NO. 2022-10 - AGREEMENT FOR PURCHASE & SALE - 250 NW 8th Avenue, LOTS 1 AND 32 - \$230,000.00
- Recommendation:** Approve Resolution No. 2022-10 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, Lots 1 and 32 (Subject Properties) with a purchase price of \$230,000.00, in substantially the attached form.
- Attachments:** [Agenda Cover Report](#)
[Exhibit A - Resolution 2022-10](#)
[Exhibit B - Purchase and Sale Agreement](#)
[Exhibit C - Location Map](#)

7M. RESOLUTION NO. 2022-12 - AGREEMENT FOR PURCHASE & SALE - 250-256
NW 8th AVENUE, LOTS 30 AND 31 - \$415,000.00

Recommendation: Approve Resolution No. 2022-12 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 properties at 250 NW 8th Avenue and 256 NW 8th Avenue, Lots 30 and 31 (Subject Properties) with a purchase price of \$415,000.00, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Resolution 2022-12](#)
[Exhibit B - Agreement for Purchase and Sale](#)
[Exhibit C - Location Map](#)

7N. REINSTATEMENT AND FIRST AMENDMENT TO THE AGREEMENT FOR
PROFESSIONAL CONSULTING SERVICES - SYNALOVSKI ROMANIK SAYE, LLC

Recommendation: Approve the Reinstatement and First Amendment to the Agreement for Professional Consulting Services between the CRA and Synalovski Romanik Saye, LLC.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Reinstatement and First Amendment to the Agreement for Professor](#)

7O. RETROACTIVE APPROVAL TO APPLY FOR FISCAL YEAR 2022-2023 SOLID
WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED PROPERTY GRANT

Recommendation: Motion to approve application to the Solid Waste Authority of Palm Beach County. If approved, this grant would provide funds to address activities related to demolishing an existing structure for future development; the removal of demolition products, rubble and other debris pursuant to zoning requirement within the incorporated city limits of Delray Beach.

Attachments: [Agenda Cover Report](#)
[Exhibit A – SWA Application Package](#)

7P. TEMPORARY USE AGREEMENT - WYNN & SONS ENVIRONMENTAL
CONSTRUCTION CO., INC. - 36 SW 6TH AVENUE

Recommendation: Approve the Temporary Use Agreement (“Agreement”) with Wynn & Sons Environmental Construction Co., Inc.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Temporary Use Agreement](#)

8. Old Business

8A. RESOLUTION NO. 2022-09 - ADOPTION OF DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2022-2023 BUDGET

Recommendation: Approve CRA Resolution No. 2022-09 adopting Delray Beach Community Redevelopment Agency Fiscal Year 2022-2023 Budget.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Resolution No. 2022-09](#)
[Exhibit B - FY 2022-2023 CRA Budget](#)
[Exhibit C - CRA Work Plan & Budget](#)

8B. UPDATE AND DISCUSSION - NW 800 BLOCK REDEVELOPMENT PROJECT

Recommendation: Update and discuss the Proposed Final Conceptual Design, and an Informational Report including: Feasibility Cost Analysis, City Application and Permitting Process, and Infrastructure Requirements for the Redevelopment Project located on the NW 800 Block of West Atlantic Avenue.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Proposed Final Conceptual Design](#)
[Exhibit C - Informational Report](#)

9. New Business

9A. CRA GIS PROPERTY MAP DEMONSTRATION

9B. PRESENTATION BY THE DELRAY BEACH DOWNTOWN DEVELOPMENT AUTHORITY ABOUT ACTIVATION IDEAS FOR OLD SCHOOL SQUARE CAMPUS

9C. CRA FUNDING ASSISTANCE UPDATE

Recommendation: Discussion on CRA Business Funding Assistance Programs.

Attachments: [Agenda Cover Report](#)

10. Other Business

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

11. Adjournment