

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, January 24, 2023

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. January Powerpoint Presentation (For Informational Purposes Only)****4A. JANUARY POWERPOINT PRESENTATION**

Attachments: [January 24, 2023 - Regular Board Meeting Presentation](#)

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

Attachments: [Monthly Work Plan Report - January 2023](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [Arts Warehouse Report - January 2023](#)

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: [Funding Assistance & Community Outreach Report - January 2023](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [Property Management Report - January 2023](#)

5E. SOCIAL MEDIA REPORT

Attachments: [Social Media Report - January 2023](#)

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. DECEMBER 8, 2022 - REGULAR MEETING MINUTES**

Attachments: [December 8, 2022 - CRA Regular Meeting Minutes](#)

7B. CRA FINANCIAL REPORT - OCTOBER 2022

Recommendation: Receive and File.

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

7C. CRA FINANCIAL REPORT - NOVEMBER 2022

Recommendation: Receive and File.

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

7D. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH REDEVELOPMENT AGENCY FOR PARTNERSHIP FOR THE 2023 DELRAY BEACH OPEN TENNIS TOURNAMENT - \$905,000

Recommendation: Approve the Interlocal Agreement between the City of Delray Beach ("City") and the Delray Beach Redevelopment Agency ("CRA") for partnership for the 2023 Delray Beach Open Tennis Tournament ("Tournament"), in an amount not to exceed \$905,000, in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A – ILA for the Delray Open Tennis Tournament 2022-2023](#)
[Exhibit B – Diamond "City" Partner](#)
[Exhibit C- 2023 Delray Open Economic Impact](#)

7E. 250 NW 8th AVENUE - DEMOLITION

Recommendation:

1. Approve the demolition of the Structure located at 250 NW 8th Avenue; and
2. Award the Bid to Frederico Inc. in the amount of \$15,875 for the Demolition of the Structure; and
3. Authorize the CRA's Chair, Executive Director, and legal counsel to execute any and all related documents to facilitate the above action.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Property Survey](#)

7F. SITE DEVELOPMENT ASSISTANCE FUNDING - JERK & LIME AT NICOLE'S HOUSE, LLC (182 NW 5TH AVENUE) FOR AN AMOUNT NOT TO EXCEED \$68,416.

Recommendation: Approve a Site Development Assistance Funding Agreement with Jerk & Lime at Nicole's House, LLC for the proposed improvement project located at 182 NW 5th Avenue, CRA sub-area #3, for an amount not to exceed \$68,416.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C - Plans & Renderings](#)
[Exhibit D - Funding Assistance Detail Sheet](#)
[Exhibit E - Application Form](#)
[Exhibit F - Project Narrative](#)
[Exhibit G - Business Plan & Financial Projections](#)
[Exhibit H - Site Development Assistance Program Guidelines](#)
[Exhibit I - Funding Agreement](#)

8. Old Business

8A. 700 WEST ATLANTIC AVENUE TENANTS

Recommendation: Approve the following:

- 1) Authorize CRA Staff to issue a written notice to vacate by August 31, 2023, to tenants and licensees occupying or utilizing the 700 West Atlantic Avenue property; and
- 2) A Second Amendment to the Emanuel Jackson Sr. Project, Inc. Revocable License Agreement ("Agreement"), dated April 1, 2022, to amend the termination date of the Agreement to August 31, 2023; and
- 3) Authorize the CRA's Chair, Executive Director and legal counsel to execute any and all related documents to facilitate the above action(s).

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

9. New Business

**9A. AWARD OF BID FOR INVITATION TO BID CRA 2022-01-R - 95 SW 5th AVENUE
COMMERCIAL BUILDING CONSTRUCTION PROJECT**

- Attachments: [Agenda Cover Report](#)
 [Exhibit A - Location Map](#)
 [Exhibit B - Sufficiency Table](#)
 [Exhibit C - Elevation](#)

10. Other Business

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

11. Adjournment