



**DRAFT**

**Community Redevelopment Agency Board Meeting  
Tuesday, November 9, 2021 - 5:30 PM  
GoToWebinar Online Meeting  
561-737-3256**

**AGENDA**

- 1. Call to Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Agenda Approval**
  - A. Additions, Deletions, Corrections to the Agenda
  - B. Adoption of Agenda
- 6. Legal**
  - A. Project Update on the Purchase and Development Agreement with Ocean One Boynton, LLC for the Ocean One Project
- 7. Informational Items and Disclosures by Board Members and CRA Staff:**
  - A. Disclosure of Conflicts, Contacts, and Relationships for Items Presented to the CRA Board on Agenda
- 8. Announcements and Awards**
  - A. Florida Redevelopment Association (FRA) 2021 Roy F. Kenzie Awards and International Festivals & Events Association (IFEA) 2021 Pinnacle Awards
  - B. The 10th Annual Boynton Beach Haunted Pirate Fest and Mermaid Splash Project Recap
- 9. Information Only**
  - A. Public Comment Log
  - B. Public Relations Articles Associated with the CRA
- 10. Public Comments**
- 11. CRA Advisory Board**
  - A. 2022 CRA Advisory Board Meeting Dates

- B. Review of Commercial Properties within the CRA Area
  - C. Pending Assignments
  - D. Reports on Pending Assignments
    - 1. Discussion and Consideration of the Responses to the RFP/RFQ for the 115 N. Federal Hwy Infill Mixed Use Redevelopment Project Development Proposals
- 12. Consent Agenda**
- A. Approval of CRA Board Meeting Minutes - October 12, 2021
  - B. CRA Financial Report Period Ending October 31, 2021
  - C. Approval of 2022 CRA Board Meeting Dates
  - D. Approval of Increase in the Commercial Property Improvement Grant Funding in the Amount of \$2,368.00 for Stevo, Inc. d/b/a CK's Lockshop & Security Center located at 301 SE 4th Street, Boynton Beach, FL 33435
- 13. Pulled Consent Agenda Items**
- 14. CRA Projects in Progress**
- A. Marina Marketing and Social Media Update
  - B. CRA Economic & Business Development Grant Program Update
  - C. Palm Beach County Housing Authority Auction of the Cherry Hill Lots Update
  - D. 2021 Holiday Boat Parade Update
- 15. Public Hearing**
- 16. Old Business**
- A. Discussion and Consideration of a Commercial Development Agreement between the CRA and Centennial Management Corporation for the MLK Jr. Boulevard Corridor Commercial Redevelopment and Affordable Multi-Family Rental Apartment Project
  - B. Discussion and Consideration of a Purchase and Development Agreement for the Cottage District Infill Housing Redevelopment Project with Azur Equities, LLC
  - C. Discussion and Consideration of Additional Letters of Intent Received for the CRA-Owned Property Located at 211 E. Ocean Avenue
  - D. Discussion and Consideration of Lease Terms with C Life C Food, Inc. for the CRA-owned Property located at 401-407 E. Boynton Beach Boulevard
  - E. Consideration of a Second Amendment to the Purchase and Development Agreement to delete the Flex Space for a New Neighborhood Officer Program Office and Community Space in the Ocean Breeze East Project
  - F. Review of Marina Parking Management - Rules and Regulations
  - G. Project Update for the Purchase of the Properties Located at 511, 515 and 529 E. Ocean Avenue
  - H. Consideration and Discussion of Extension of Time to begin Construction on the Bride of Christ Daycare Center at NE 10th Avenue

## **17. New Business**

- A.** Consideration of an Interlocal Agreement between the Boynton Beach CRA and Solid Waste Authority of Palm Beach County
- B.** Discussion and Consideration of the Purchase of 409 NE 1st Street

## **18. Future Agenda Items**

- A.** Discussion and Consideration of a Tax Increment Revenue Finance Agreement between the CRA and Centennial Management Corporation for the MLK Jr. Boulevard Corridor Commercial Redevelopment and Affordable Multi-Family Rental Apartment Project
- B.** Discussion and Consideration of a Letter of Intent from the Barber Family Companies LLC for CRA-Owned Property Located at 211 E. Ocean Avenue
- C.** Consideration of a First Amendment to the Interlocal Agreement with the City of Boynton Beach for Improvements to the Sara Sims Park Amphitheater
- D.** Discussion and Consideration of Interlocal Agreement between the CRA and the City for Partial Funding of Economic Development Plan performed by Florida International University
- E.** Consideration of Broker of Record Contract for Property and Casualty Insurance
- F.** Consideration of the Revised CRA Human Resource Policies and Procedures Manual

## **19. Adjournment**

### NOTICE

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CRA BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. (F.S. 286.0105)

THE CRA SHALL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES WHERE NECESSARY TO AFFORD AN INDIVIDUAL WITH A DISABILITY AN EQUAL OPPORTUNITY TO PARTICIPATE IN AND ENJOY THE BENEFITS OF A SERVICE, PROGRAM, OR ACTIVITY CONDUCTED BY THE CRA. PLEASE CONTACT THE CRA, (561) 737-3256, AT LEAST 48 HOURS PRIOR TO THE PROGRAM OR ACTIVITY IN ORDER FOR THE CRA TO REASONABLY ACCOMMODATE YOUR REQUEST.

ADDITIONAL AGENDA ITEMS MAY BE ADDED SUBSEQUENT TO THE PUBLICATION OF THE AGENDA ON THE CRA'S WEB SITE. INFORMATION REGARDING ITEMS ADDED TO THE AGENDA AFTER IT IS PUBLISHED ON THE CRA'S WEB SITE CAN BE OBTAINED FROM THE CRA OFFICE.