



Delray Beach Community Redevelopment Agency Regular Board Meeting

Tuesday, January 25, 2022, at 4:00 p.m.



Item 8A.

Second Amendment to Agreement with
TCRPC for CRA Plan Amendment

Updated Timeline

[illegible]

Updated Cost

Task	Description	Comments	Original Proposal	Revised Proposal
1	Staff Work Session One, Due Dilligence & Market and Economic Overview	Completed	\$ 11,600	0
2	Stakeholder Interviews & Staff Work Session Two	Conduct Again	\$ 9,100	\$ 9,100
3	Delray Beach CRA - Public Workshops 1A and 1B - Review of Conditions	Conduct Again	\$ 12,500	\$ 8,000
	Workshop 1B (optional)			\$ 4,500 (see Note 1)
4	Develop Draft Amendments to CRA Plan & Staff Work Session Three		\$ 9,500	\$ 9,500
5	Delray Beach CRA - Public Workshops 2A and 2B	Removed	\$ 7,300	
6	Presentation of Draft CRA plan Update to CRA Board		\$ 3,000	\$ 3,000
7	Develop Final CRA plan Update & Staff Work Session Four		\$ 7,800	\$ 7,800
8	Presentation of Final CRA Plan Update to CRA Board & CC		\$ 3,700	\$ 1,850
	CRA Presentation Adoption			\$ 1,850

Total	\$ 64,500	\$ 45,600 (see Note 2)
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Note 1: In the event that Public Workshop 1B is not desired by the CRA, the Total Fee will be reduced by \$4,500.

Note 2: Due to the fee payment schedule in the First Amendment and work previously completed, the CRA has a credit with the Council of \$8,725. Therefore, the net amount due for the completion of the work in the Second Amendment is \$36,875. In the event that Public Workshop 1B is not desired by the CRA, the net amount due will be \$32,375.



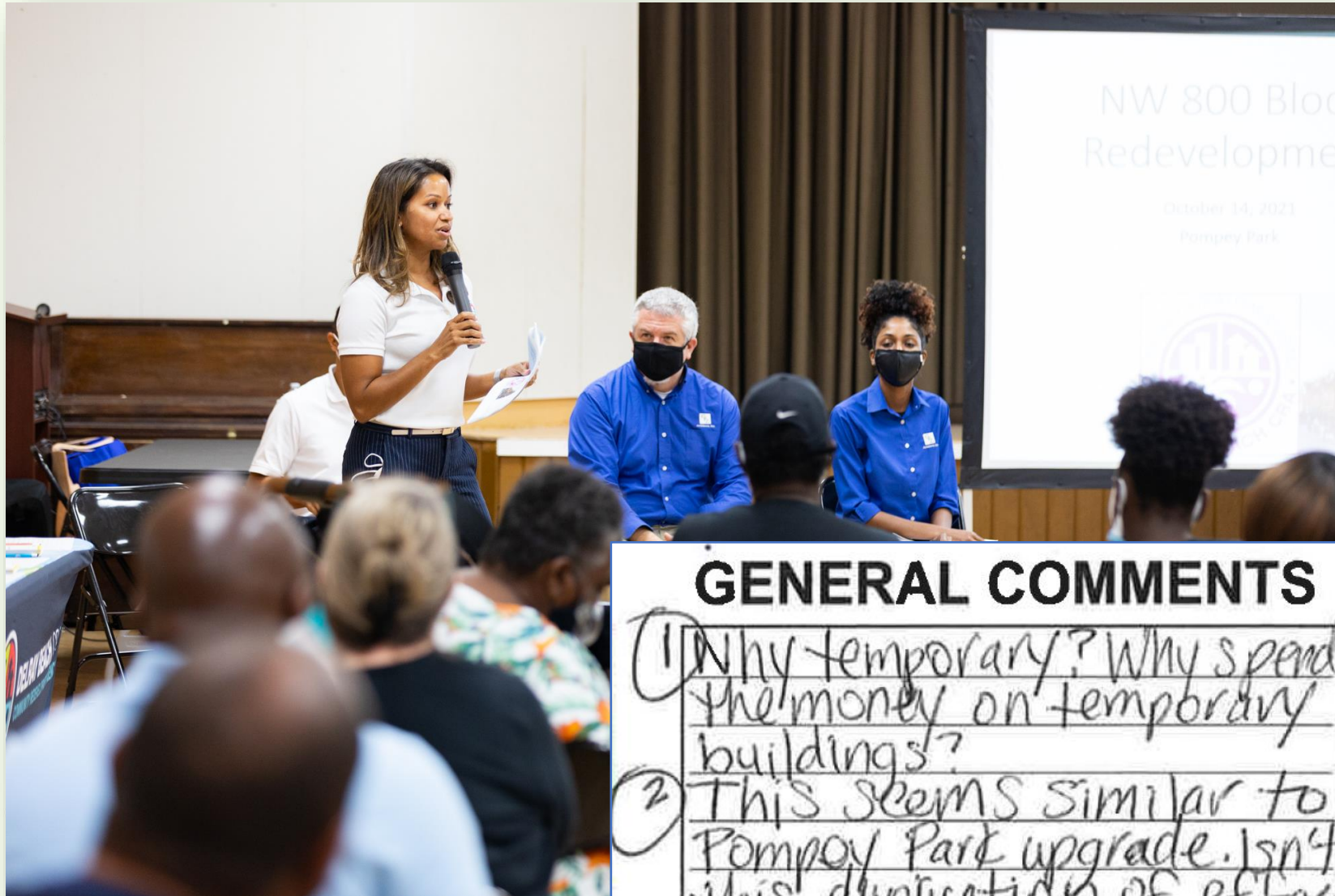
Item 8B.

NW 800 Block- Update and Direction





Community Outreach Meetings (Oct. 2021) - Feedback



GENERAL COMMENTS

GREAT IDEA - it's an eyesore that separates east from west Atlantic - maybe this could blend the two of them together. I've been to several other shipping container communities and they are awesome - a definite benefit to Delray

GENERAL COMMENTS

- ① Why temporary? Why spend the money on temporary buildings?
- ② This seems similar to Pompey Park upgrade. Isn't this duplication of effort and resources?

GENERAL COMMENTS

I love the concept and saw these in Atlanta recently. 8th and Atlantic may not be the best location when housing is so desperately needed in the area. Thank you for a great presentation.
* Affordable housing

Public Comments:

Concerns/Comments:

Negative

- A few comments were made that the community is not looking for this type of development project.
- A few people expressed concerns about the overall concept.
- One person mentioned that the Social Media ('Selfie Spot') aspect in the presentation is irrelevant to the people attending the Community Outreach meeting.
- One person asked how many parking spaces will be available and raised concern that this could negatively affect the residents with who live nearby.

Positive

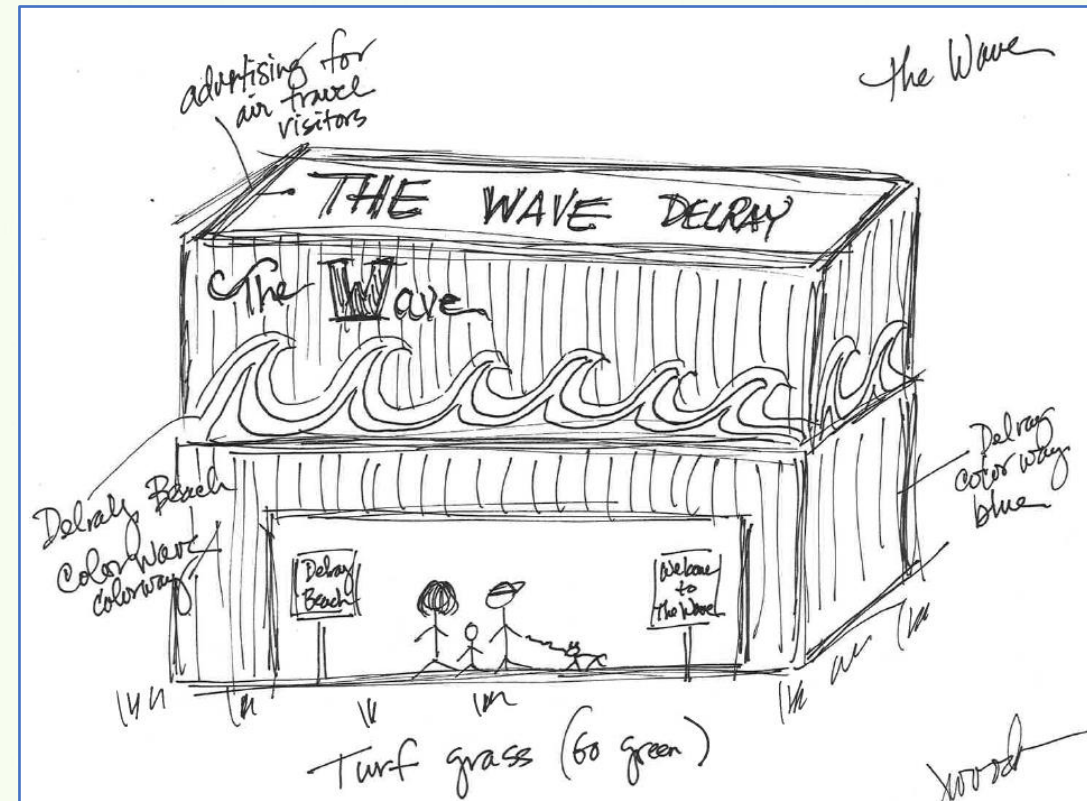
- A few comments were made that they liked the overall concept. One person appreciated that the containers would allow for some artistic expression on the outside of the building.
- Some positive comments were made that this land is currently a vacant spot being unused and remains an eye sore so bringing something to this area could only help the neighborhood by enhancing the curb appeal, bringing jobs/revenue to West Atlantic, and increasing the value of the homes.
- One comment was made that by doing nothing and leaving this land vacant that no progress will be made.

Neutral

- The community has some naming concerns regarding the proposed project.
- The community would like more meetings to take place before any decisions are made.
- The Community would like the bigger picture presented to them so they can better understand where we are coming from.

Questions:

- Will the rent be affordable in the container spaces?
- What is the lifespan of the containers?
- What is the unemployment rate in the immediate area surrounding this project?
- How will this benefit the community?



Community Outreach Meetings (Oct. 2021) - Feedback

City Organizations Outreach - Feedback

Some members from our Economic Development and Advocacy committees met to discuss the plan. Overall, the group feels that this is a positive development project for Delray Beach for the reasons listed below. We only have one concern and a few recommendations that we have also included below.

Please let me know if you have any questions or if you would like to discuss further.

Identified Benefits of the Project

- A creative utilization of vacant land. Preferable to leaving the space empty.
- Attractive economic driver.
- Brings activation to the area.
- Brings increased property value to the area.
- Creates positive momentum.
- Generates activity and energy.
- Creates jobs for the local community.
- Creates a gathering place for community activity if space for stage and seating is incorporated.
- Being a pop-up by nature, this allows for utilization and activation of the empty space while working on permanent development project.

Concerns

- The group is concerned about the wants and needs of the Community that lives in the area. We feel it is vitally important to gain the Community's buy-in and recommendations.

Recommendations

- Provide a preference for local vendors to participate.
- Celebrate diversity in the design and artwork throughout the project.
- Garner support from the Community that lives in this area.
- Obtain expertise from outside experts where needed to run the project.



At the January 10, 2022, DDA Board Meeting, the DDA Board approved sending a letter of support to the CRA Board for the Project or any other commercial development on the block.

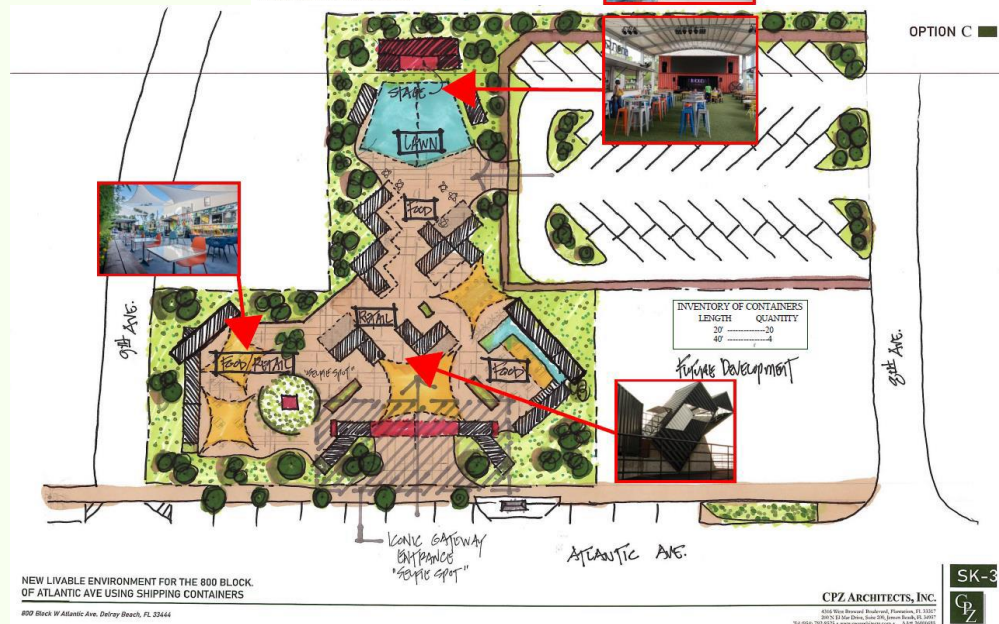
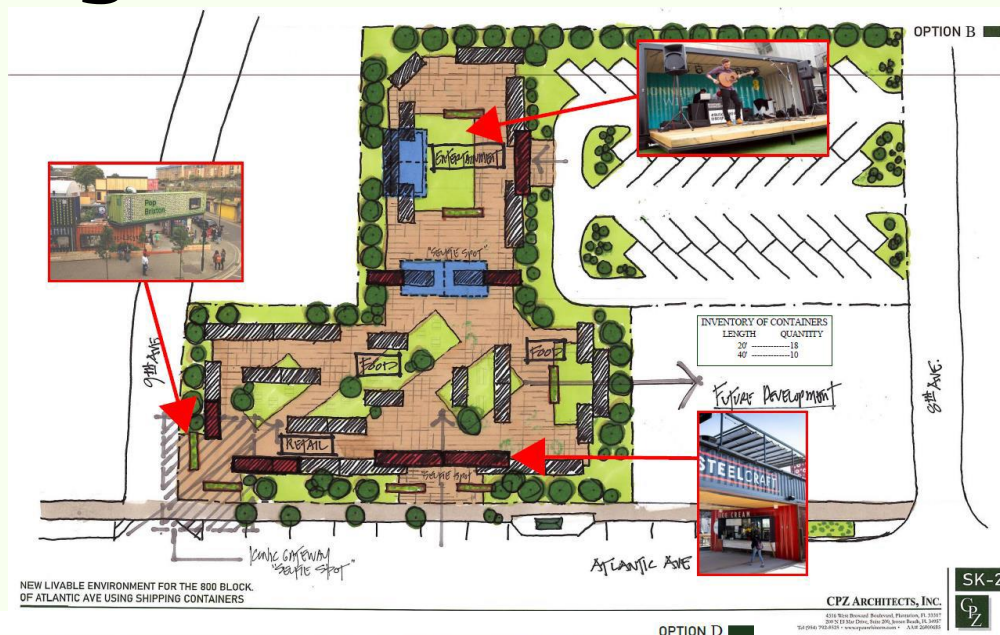


The City's Economic Development Department expressed support for a well-planned and creative approach to the area but also the need for continued community outreach





Conceptual Design Sketches





Next Steps

CRA staff requests direction on the next steps for the NW 800 Block Redevelopment Project:

- 1) Continue the Project as initially presented to the CRA Board on July 15, 2021, and CRA staff will take the next steps to move the Project forward; or
- 2) Discontinue the Project as initially presented to the CRA Board on July 15, 2021, and a new project/concept for the NW 800 Block of West Atlantic Avenue will be presented to the CRA Board at a future CRA Board meeting.

Should the CRA Board approve continuing the Project as it was initially presented to the Board on July 15, 2021, the next steps of the Project include:

- Finalizing the Conceptual Design
- Developing a feasibility cost analysis
- Outlining the City application and permitting process
- Evaluating infrastructure requirements
- Continuing with public outreach efforts



Item 9A.

REQUEST LETTER
FROM EMANUEL
JACKSON, SR.
PROJECT, INC.–

700 W. Atlantic Ave,
Unit 700



REQUEST LETTER FROM EMANUEL JACKSON, SR. PROJECT, INC.

Board Direction on Potential Options:

- 1) Prepare a public notice for invitation to lease 700 West Atlantic Avenue, Unit 700; or
- 2) Negotiate a month-to-month lease agreement with a monthly rental rate and bring back the lease agreement to the CRA Board for consideration; or
- 3) Take no action and EJS's current Lease Agreement will expire on January 31, 2022.

Item 9B.



98 NW 5th Avenue Renovation – Update and Direction



Project Timeline

- 10-20-21: Agreement for Project executed.
 - 11-16-21: WC submitted a Change Order request for \$285,867.01.
 - 11-24-21: Meeting between CRA, CRA consultant, and WC wherein the CRA stated the Change Order provided by WC did not contain the necessary information for CRA staff to thoroughly review the Change Order. CRA staff and CRA consultant requested additional information from WC that would support the Change Order and is necessary to complete a thorough review of the Change Order.
 - 12-8-21: WC provided additional information to support the Change Order.
 - 12-13-21: Meeting between CRA, CRA consultant, and WC wherein the CRA stated the additional information provided by WC did not contain the necessary information for CRA staff to thoroughly review the Change Order. CRA staff and CRA consultant requested additional information from WC that would support the Change Order and is necessary to complete a thorough review of the Change Order.
 - 12-20-21: WC provided additional information to support the Change Order; and WC submitted a revised Change Order in the amount of \$250,506.37.
 - 1-5-22: WC provided additional information to support the Change Order; and WC Submitted a revised Change Order in the amount of \$225,582.60.
-

Change Order Comparison

98 NW 5th Ave		CO Submitted - 11-16-21		CO Back Up Submitted - 12-20-21		Revised CO Submitted 1-5-22	
Item	Bid SOV	Original Sub Cost	New Sub Cost	Original Sub Cost	New Sub Cost	Original Sub Cost	New Sub Cost
Metals	\$76,228.65	\$217,992.00	\$308,706.00	\$223,224.00	\$308,436.00	\$223,224.00	\$308,706.00
Concrete & Masonry	\$291,271.00	\$321,680.00	\$368,994.10	\$341,460.10	\$368,994.10	\$341,460.00	\$368,994.10
Electrical	\$295,473.62	\$279,600.00	\$319,000.00	\$279,600.00	\$319,000.00	\$279,600.00	\$319,000.00
HVAC	\$169,444.12	\$160,600.00	\$176,660.00	\$160,600.00	\$176,660.00	169,44.12	\$176,660.00
Plumbing	\$116,756.20	\$105,957.47	\$128,583.00	\$105,957.47	\$128,583.00	\$116,756.20	\$128,583.00
Storefront/Windows	\$112,739.27	\$86,303.27	\$91,769.65	n/a	n/a		
Roofing	\$74,557.39	\$61,500.00	\$81,500.00	\$61,500.00	\$81,500.00	\$61,500.00	\$81,500.00
Demolition	\$58,799.49	\$39,700.00	\$46,700.00	\$39,700.00	\$46,700.00	\$42,000.00	\$46,700.00
Change Order Request			\$285,000.00		\$250,506.37		\$225,582.60

Note: Metals original ITB SOV: \$76,228.65, Change Order Request: \$308,706.00/Difference: \$232,477.35

Note: Concrete & Masonry original ITB SOV: \$291,271.00, Change Order Request: \$368,994.10/Difference: \$77,723.10



ITB and Agreement

Article 3. CONTRACT SUM.

The CRA shall pay, and the Contractor shall accept, as full and complete payment for the Contractor's timely performance of its obligations, labor, materials, equipment, or any costs associated with Contractor's full performance of this Construction Contract hereunder, **the guaranteed maximum price of One Million Nine Hundred Twenty-Five and 00/100 Dollars (\$1,925,000.00)**, which shall constitute the Contract Price. The Contract Price shall be fixed and firm during the performance of this Construction Contract, including the costs of labor, materials, equipment, and any costs associated with Contractor's full performance regardless of any and all price increases, except for any change orders or variations, which must meet the prior approval and authorization of the CRA.

BID PRICING FORM

1. PRICES AND RATES

Bidder shall indicate the firm and fixed prices and rates offered to the Delray Beach Community Redevelopment Agency for the work described in this Bid Solicitation.

2. PROJECT COMPLETION

Bidder agrees that the work will be finally complete within eleven (11) months from the date of issuance of the Notice to Proceed.

BID PRICE:

\$ 1,925,000.00

DOLLAR AMOUNT

One Million Nine hundred twenty five thousand dollars

WRITTEN DOLLAR AMOUNT

Katrina Gonzalez
Authorized Agent Signature

05/06/2021

Date

Katrina Gonzalez, President

Printed Name and Title



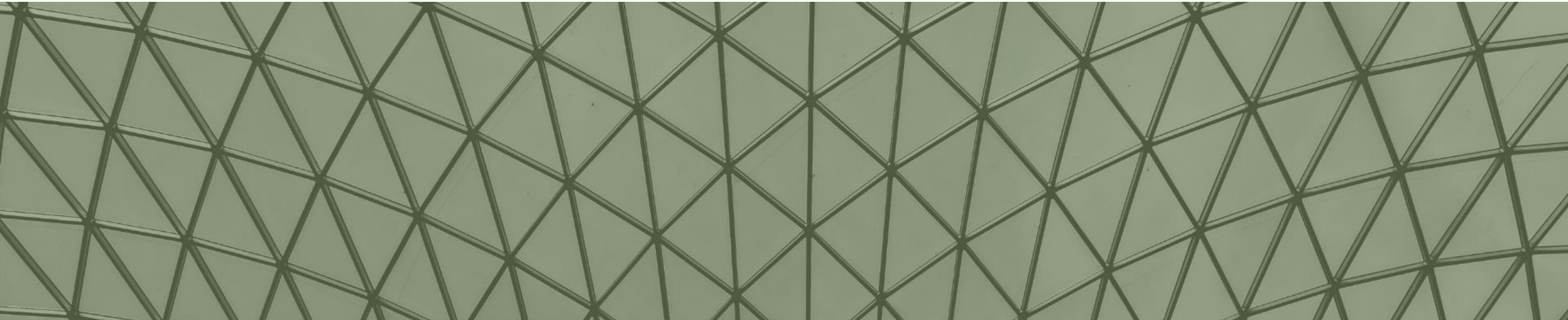
OPTIONS BEFORE THE BOARD:

- 1) Accept the January 5, 2022, Change Order request from Waypoint Consulting, Inc.
 - 2) Reject the January 5, 2022, Change Order request from Waypoint Consulting, Inc., cancel the October 20, 2021, Agreement with Waypoint Consulting, Inc. and award the agreement to the next low responsible bidder.
 - 3) Reject the January 5, 2022, Change Order request from Waypoint Consulting, Inc. and cancel the October 20, 2021, Agreement with Waypoint Consulting, Inc. and rebid the project.
-



Item 9C.

Old School Square Center for the Arts, Inc. - Update and Discussion





CRA Director Updates





HATCHER

CONSTRUCTION & DEVELOPMENT

Groundbreaking Ceremony

Thursday, December 9, 2021



THE HISTORIC WELLBROCK HOUSE UPDATE



CANYA STORIES P20



CANYA STORIES P20



CANYA STORIES P20



CANYA STORIES P20



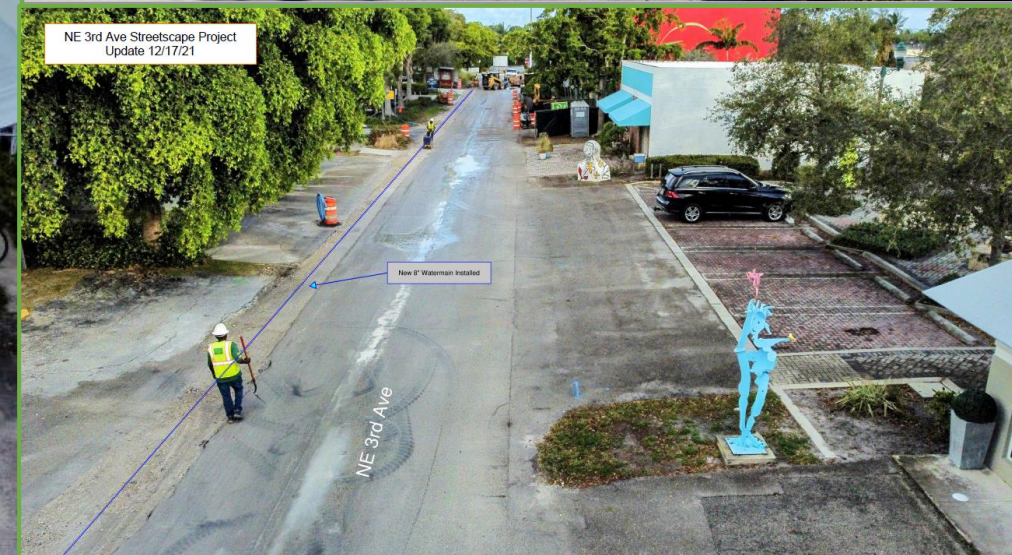
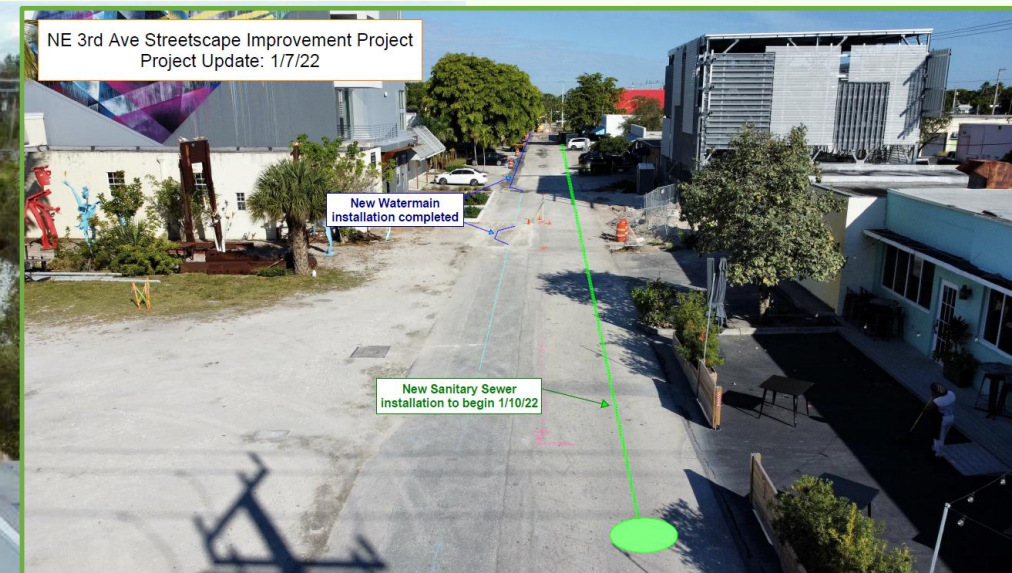
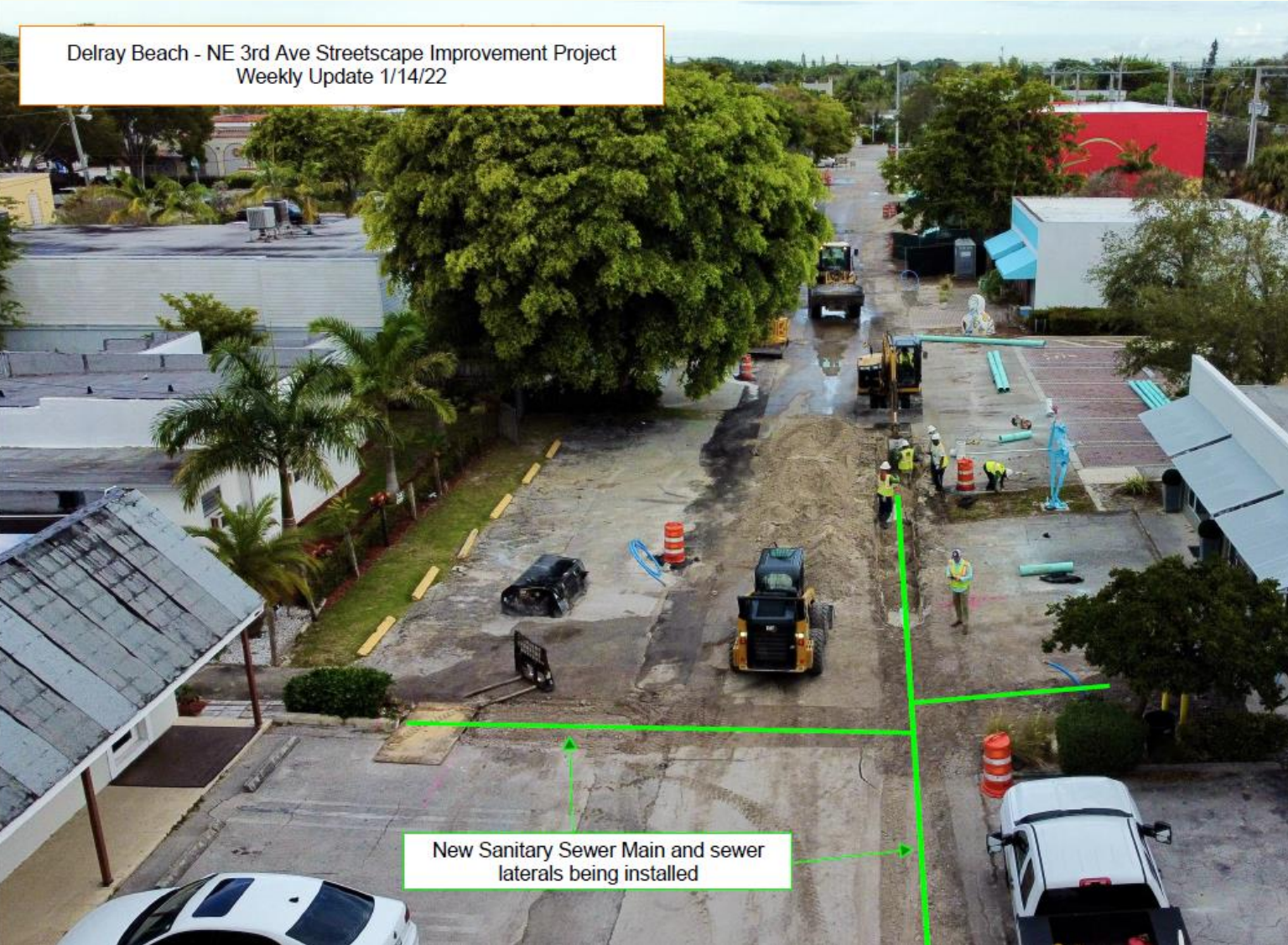
**CONSTRUCTION HAS COMMENCED ON THE
WELLBROCK HOUSE!**

**THIS HISTORIC HOME WAS RELOCATED ACROSS
TOWN IN ORDER TO BOTH BE PRESERVED AND ACT
AS AN EXTENSION FOR THE CRA OFFICES.**



NE 3rd Ave/NE 3rd Street Improvement Project

Delray Beach - NE 3rd Ave Streetscape Improvement Project
Weekly Update 1/14/22





Osceola Park Phase II





NW NEIGHBORHOOD IMPROVEMENTS

CITY PROJECT NO. 2017-020

Improvements include roadway paving, alleyway paving with pervious pavement, traffic calming, sidewalks, swales, driveways, stormwater system, water mains, reclaimed water mains, sanitary sewer system, decorative street lighting, landscaping and associated irrigation.

The first public outreach meeting will focus on the following topics:

- Traffic Calming
- Alleyway Paving
- Maintenance / Access Agreements
- Neighborhood Identity / Decorative Street Signs
- Project Schedule

For more information visit the project website at: <http://nwneighborhoodproject.com/>



Upcoming Public Meeting

6 p.m., Thursday, January 27, 2022
Pompey Park, 1101 NW 2nd St.
Auditorium



CONTACT US

Swinton Operations Complex
434 South Swinton Ave.,
Delray Beach, FL 33444
delraybeachfl.gov

City Project Manager
Begoña Krane
Phone: 561-243-7000 ext. 7299
Design Engineer: Boxler & Woodman, Inc.

[f @CityofDelrayBeach](https://www.facebook.com/CityofDelrayBeach)

[i @CityofDelrayBeachFL](https://www.instagram.com/CityofDelrayBeachFL)

[t @CityDelrayBeach](https://www.twitter.com/CityDelrayBeach)

[y @CityofDelrayBeach](https://www.youtube.com/CityofDelrayBeach)

NW Neighborhood Infrastructure Improvement Project

UPCOMING PUBLIC MEETING:

Location:

Pompey Park Auditorium
1101 NW 2nd St.,
Delray Beach, FL 33444

Date & Time:

Thursday, January 27, 2022
at 6:00 PM



Returning this Spring: Authors Speaks Series



February 10th, 2022

6:30 PM – 7:30 PM

Leslie Gray Streeter
Author of: Black Widow



April 21st, 2022

7PM – 8PM

Dr. Ralina L. Joseph, Ph.D.
Dr. Allison Briscoe-Smith, Ph.D.
Co-authors of: Generation Mixed
Goes to School: Radically Listening
to Multiracial Kids



June 16th, 2022

7PM – 8PM

Dr. Simone Browne, Ph.D.
Author of: Dark Matters: On
the Surveillance of Blackness



Arts
WAREHOUSE

&



Updates

NEW exhibitions on display:

DANCERS
DREAMERS
POETS
WARRIORS

Quimetta Perle

Dec 29th, 2021 - Jan 29th, 2022

CROSSING BORDERS

Artists from the Middle East & the Americas



NOW ACCEPTING



Supplemental
Nutrition
Assistance
Program

&



AT THE DELRAY



SNAP is now **LIVE** at the GreenMarket!

Every Saturday from 9 – 2PM

on the Corner E. Atlantic Avenue & N. Swinton Avenue



SAVE
THE
DATE



- Saturday, February 5, 2022
- Saturday, March 5, 2022



Libby Wesley Plaza
Address: 2 SW 5th Avenue,
Delray Beach, FL 33444

AN OPEN AIR MARKETPLACE

CRAFTED ON THE AVE

Locally And Specially Crafted For You

SAT FEB 5

1PM @ LIBBY WESLEY PLAZA

2 SW 5TH AVE, DELRAY BEACH, FL 33444

JOIN US FOR A FUN-FILLED DAY OF
CRAFTS, MUSIC, FOOD, & VIBRANCY!



Need a ride?
Download the FreeBee App



Available on the
App Store

Google play

www.delraycra.org

For More Information Contact craftedontheave@gmail.com



CALL FOR VENDORS

Calling all crafters, makers, and artisans CRAFTED on the Ave Market is seeking vendors for the February 5th, 2022 open-air market!

Online applications can be found at delraycra.org/events



WELCOME TO OUR TEAM!



CRA Hiring Update

- Gina Clayton,
Finance Manager
- Rachelle Eloizin,
Community Liaison
- Dominique Pelissier,
Program Assistant



COVID-19 CORONAVIRUS Vaccines

Delray Beach Fire Rescue
Firefighter/Paramedics will be
giving COVID-19 vaccines and
boosters from 9:00 a.m. to noon on
Tuesdays at Station 111, 501 W.
Atlantic Avenue, Delray Beach.

Appointments are not necessary.
Vaccines and booster shots are free
of charge. DBFR administers
Moderna, Pfizer, and Johnson &
Johnson vaccines.



Delray Beach Fire Rescue

DBFR firefighter-paramedics will be administering
COVID-19 vaccines and booster shots, per CDC guidelines,
from 9 a.m. to noon every Tuesday at
Station 111, 501 W. Atlantic Ave., Delray Beach

For more info, please visit:
<https://delraycra.org/covid19/>



#MASKUP



**VACCINATED & UNVACCINATED
INDIVIDUALS ARE REQUIRED TO
WEAR FACIAL COVERINGS INSIDE
THE CRA BUILDINGS**

A circular logo is centered on the page. The top half of the circle contains a stylized house with a green roof and white walls. The bottom half contains a blue recycling symbol. The logo is surrounded by a thick green border. The background of the slide features a green and white striped pattern.

Thank you!

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CRA



delraybeachcra



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www.delraycra.org

Arts Warehouse



artswarehousedelray



artswarehousedelray



www.artswarehouse.org

GreenMarket



delraygreenmarket



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www.delraycra.org/green-market