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, November 16, 2023

4:00 PM

Regular Board Meeting at 4:00 PM

Commission Chambers
Delray Beach City Hall

Community Redevelopment Agency

CRA Board of Commissioners

Chair Adam Frankel
Vice Chair Angela Burns
Deputy Vice Chair Shelly Petrolia
CRA Commissioner Ryan Boylston
CRA Commissioner Rob Long

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 compete 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. November PowerPoint Presentation (For Informational Purposes Only)

4A. NOVEMBER POWERPOINT PRESENTATION

Attachments: November 16, 2023 - Regular Board Meeting Presentation

5. Public Comments on Agenda & Non-Agenda Agenda Items

6. Consent Agenda

6A. A. -G.U.I.D.E. WORKSHOP MINUTES

Attachments: September 28, 2023 - A.-G.U.I.D.E. Workshop Minutes

6B. REGULAR BOARD MEETING MINUTES

Attachments: September 28, 2023 - Regular Board Meeting Minutes

6C. JOINT CITY COMMISSION & CRA BOARD WORKSHOP MINUTES

Attachments: October 17, 2023 - Joint City & CRA Workshop Minutes

6D. CRA FINANCIAL REPORT - AUGUST 2023

Recommendation: Receive and File.

Attachments: Agenda Cover Report

Exhibit A – August 2023 Financial Statements

6E. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 3, FISCAL YEAR 2022-2023

Recommendation: Approve Delray Beach Community Redevelopment Agency Resolution No. 2023-07 adopting Budget Amendment No. 3 for FY 2022-2023.

Attachments: Agenda Cover Report

Exhibit A – Resolution No. 2023-07 FY 2022-23 Budget Amendment No. 3

Exhibit B - FY 2022-2023 Budget Amendment No. 3

6F. SECOND AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FY 2022-2023

Recommendation:

Approve the Second Amendment to the Interlocal Agreement ("ILA") between the City of Delray Beach ("City") and Delray Beach Community Redevelopment Agency ("CRA") for funding for Construction/Professional Services within the CRA District for Fiscal Year 2022-2023, in substantially the attached form.

Attachments:

Agenda Cover Report

Exhibit A – Second Amendment to Interlocal Agreement between the City & CR

6G. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES - FY 2023-2024

Recommendation:

Approve the Interlocal Agreement ("ILA") between the City of Delray Beach ("City") and Delray Beach Community Redevelopment Agency ("CRA") for funding for Construction/Professional Services within the CRA District for Fiscal Year 2023-2024, in substantially the attached form.

Attachments:

Agenda Cover Report

Exhibit A - ILA for FY 2023-2024 for Funding Construction/Professional Service

6H. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH REDEVELOPMENT AGENCY FOR PARTNERSHIP FOR THE 2024 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 2024 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 2023-2024

Exhibit B - Diamond "City" Partner

Exhibit C - 2023 Delray Beach Open Economic Impact

6I. FIRST AMENDMENT TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT

Attachments:
Agenda Cover Report
Exhibit A - Agreement for Landscape Maintenance Services
Exhibit B - First Amendment to the Agreement for Landscape Maintenance Serv
Exhibit C - Sod Unlimited Quote for Additional Properties

6J. RETROACTIVE APPROVAL TO APPLY FOR FISCAL YEAR 2023-2024 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT

Recommendation: Retroactive approval of the CRA's application to the Solid Waste Authority (SWA) of Palm Beach County for its annual Blighted and Distressed Property Clean-Up Grant (Grant.)

Attachments:
Agenda Cover Report
Exhibit A - Property Photos and Location Map
Exhibit B - SWA Application Package

6K. SITE DEVELOPMENT ASSISTANCE FUNDING - BLANC BEAUTY SALON HAIR AND NAIL INC. (26 NW 6TH AVENUE) FOR AN AMOUNT NOT TO EXCEED $32,141.

Recommendation: Approve a Site Development Assistance Funding Agreement with Blanc Beauty Salon Hair and Nail Inc. for the proposed improvement project located at 26 NW 6th Avenue, CRA sub-area #3, for an amount not to exceed $32,141.

Attachments:
Agenda Cover Report
Exhibit A - Location Map
Exhibit B - Photos of existing location
Exhibit C - Funding Assistance Detail Sheet
Exhibit D - Application Form
Exhibit E - BusinessPlan & FinancalProjections
Exhibit F - Site-Development-Assistance-Program-Guidelines-approved-modific

6L. FIRST AMENDMENT TO PROJECT CONSULTANCY AND DESIGN SERVICES FUNDING AGREEMENT - ROMAU, LLC

Recommendation: Approve an extension to the existing Project Consultancy and Design Services funding agreement for Romau, LLC for the improvement project located at 103 NW 5th Avenue, CRA sub-area #3 in a form acceptable to CRA Legal Counsel.

Attachments:
Agenda Cover Report
Exhibit A - Updated Project Timeline and Extension Request

6M. PAINT-UP & SIGNAGE FUNDING AGREEMENT - HNM ARCHITECTURE (143 SOUTH SWINTON AVENUE, CRA SUB AREA #2)

Recommendation: Approve a Paint-Up & Signage funding assistance agreement with HNM Architecture for the proposed exterior signage improvements at 143 South Swinton Avenue, within CRA sub-area #2, for an amount not to exceed $2,924.

Attachments:
- Agenda Cover Report
- Exhibit A - Location Map
- Exhibit B - Photos of Existing Conditions (Signage)
- Exhibit C - Funding Detail Sheet
- Exhibit D - Historic Preservation Board Approval Letter
- Exhibit E - Paint-Up & Signage Funding Program Guidelines

7. Old Business

7A. UPDATE ON THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT ADVISORY COMMITTEE

Recommendation:

Provide direction to CRA Staff as it relates to the Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee.

Attachments:
- Agenda Cover Report
- Exhibit A - Resolution 2023-03
- Exhibit B - Application Form

7B. AWARD REQUEST FOR PROPOSALS CRA NO. 2023-04 WORKSPACE OPERATOR FOR 98 NW 5TH AVENUE

Attachments:
- Agenda Cover Report
- Exhibit A - RFP for Workspace Operator for 98 NW 5th Avenue and Addendum
- Exhibit B - Co-Space LLC Proposal
- Exhibit C - Co-Space LLC Oral Presentation
- Exhibit D - Evaluation Committee Composite Score
- Exhibit E - Location Map

7C. REQUEST FOR QUALIFICATIONS - NW 600 BLOCK - WEST ATLANTIC AVENUE

Recommendation: Discussion and direction.

Attachments:
- Agenda Cover Report
- Exhibit A - Location Map
- Exhibit B - Agreement with SRS

8. New Business

8A. UPDATE ON THE WEST ATLANTIC MASTER PLAN

Recommendation:

Provide direction to CRA Staff as it relates to updating the West Atlantic Master Plan.

Attachments: Agenda Cover Report

9. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

10. Adjournment