

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

Regular Board Meeting at 4:00 PM

Commission Chambers

Delray Beach City Hall

Or livestream: <https://www.youtube.com/>

@cityofdelraybeachfl

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 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:

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. 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 Services](#)

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 & FinancialProjections](#)
[Exhibit F - Site-Development-Assistance-Program-Guidelines-approved-modific.](#)

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