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 28, 2025

4:00 PM

Regular Meeting at 4:00 PM

Commission Chambers
Delray Beach City Hall

Community Redevelopment Agency

CRA Board of Commissioners

Chair Tom Carney
Vice-Chair Angela Burns
CRA Commissioner Juli Casale
CRA Commissioner Rob Long
CRA Commissioner Tom Markert

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. January PowerPoint Presentation (For Informational Purposes Only)

4A. JANUARY POWERPOINT PRESENTATION

Attachments: January 28, 2025 - CRA Regular Board Meeting Presentation

5. Staff Reports (For Informational Purposes Only)

5A. MONTHLY WORK PLAN REPORT

Attachments: Monthly Work Plan Report - January 2025

5B. ARTS WAREHOUSE REPORT

Attachments: Arts Warehouse Report - January 2025

5C. FUNDING ASSISTANCE AND COMMUNITY OUTREACH REPORT

Attachments: Funding Assistance and Community Outreach Report - January 2025

5D. PROPERTY MANAGEMENT REPORT

Attachments: Property Management Report - January 2025

5E. DISSEMINATION OF REDEVELOPMENT INFORMATION REPORT

Attachments: Dissemination of Redevelopment Information Report - January 2025

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

7. Consent Agenda

7A. REGULAR BOARD MEETING MINUTES

Attachments: November 18, 2024 - Regular Board Meeting Minutes

7B. SPECIAL BOARD MEETING MINUTES

Attachments: December 17, 2024 - Special Board Meeting Minutes

7C. CRA FINANCIAL REPORT - OCTOBER 2024

Recommendation: Receive and File.

Attachments: Agenda Cover Report

Exhibit A – October 2024 Financial Statements

7D. CRA FINANCIAL REPORT - NOVEMBER 2024

Recommendation: Receive and File.

Attachments: Agenda Cover Report

Exhibit A- November 2024 Financial Statements

7E. CRA FINANCIAL REPORT - DECEMBER 2024

Recommendation: Receive and File.

Attachments: Agenda Cover Report

Exhibit A - December 2024 Financial Statements

7F. INTERLOCAL AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE DELRAY BEACH REDEVELOPMENT AGENCY FOR PARTNERSHIP FOR THE 2025 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 2025 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 2024-2025

Exhibit B - Diamond "City" Partner

Exhibit C - 2024 Delray Open Economic Impact

7G. APPROVE WORK ASSIGNMENT FOR ARCHITECTURAL SERVICES WITH TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. dba PEACOCK ARCHITECTS FOR MAINTENANCE AND REPAIRS TO 20 N. SWINTON AVENUE IN AN AMOUNT NOT TO EXCEED $7,810

Recommendation:

Approve the Work Assignment for Architect Services with The Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects for the CRA-owned property located at 20 N Swinton Avenue in an amount not to exceed $7,810, and authorize the CRA Board Chair to execute any and all related documents.

Attachments:

Agenda Cover Report

Exhibit A - Location Map

Exhibit B - Continuing Consulting Services Agreement with Peacock Architects

Exhibit C - Peacock Architects Proposal

Exhibit D - Work Assignment with Peacock Architects - 20 N. Swinton Avenue

7H. FIRST AMENDMENT TO THE WORK AUTHORIZATION FOR ROOF MAINTENANCE AND REPAIR SERVICES AT THE CRA-OWNED PROPERTY LOCATED AT 102 NW 5TH AVENUE IN AN AMOUNT NOT TO EXCEED $6,960

Recommendation:

Approve the First Amendment to the Work Authorization between the Delray Beach Community Redevelopment Agency (CRA) and CJ Contracting, LLC for professional roof maintenance and repair services for the CRA-owned property located at 102 NW 5th Avenue in an amount not to exceed $6,960, and authorize the CRA Board Chair to execute all related documents for said purpose.

Attachments:

Agenda Cover Report

Exhibit A - Location Map

Exhibit B - Agreement with CJ Contracting and Work Authorization for 102 NW 5

Exhibit C - First Amendment to Work Authorization

7I. INDEPENDENT CONTRACTOR AGREEMENT FOR LANDSCAPING SERVICES - SUNFLOWER LANDSCAPING AND MAINTENANCE, INC. AT 182 & 186 NW 5th AVENUE IN AN AMOUNT NOT TO EXCEED $54,697.50

Recommendation:

Approve an Independent Contractor Agreement (Agreement) with Sunflower Landscaping and Maintenance, Inc. (Sunflower) for the provision of Landscape Services for the CRA-owned properties located at 182 & 186 NW 5th Avenue in an amount not to exceed $54,697.50.

Attachments:

Agenda Cover Report

Exhibit A - Location Map

Exhibit B - Landscaping Plans

Exhibit C - Independent Contractor Agreement

Exhibit D - Sunflower Landscaping Proposal

7J. RATIFY THE CONSULTING WORK ASSIGNMENT WITH THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC. DBA PEACOCK ARCHITECTS FOR ARCHITECTURAL SERVICES FOR 1300 LAKE IDA ROAD IN AN AMOUNT NOT TO EXCEED $7,500

Recommendation: Ratify the Work Assignment with the Tamara Peacock Company Architects of Florida, Inc. dba Peacock Architects (Peacock) for architectural services for the property located at 1300 Lake Ida Road (Subject Property) in an amount not to exceed $7,500.

Attachments:

Agenda Cover Report

Exhibit A - Location Map

Exhibit B – Continuing Consulting Services Agreement with Peacock Architects

Exhibit C - Work Assignment and Proposal

7K. RESOLUTION 2025-01 - APPROVE A PURCHASE AND SALE AGREEMENT WITH THE DELRAY BEACH COMMUNITY LAND TRUST, INC. FOR THE PURCHASE OF FOUR PROPERTIES LOCATED AT 250 & 256 NW 8TH AVENUE FOR THE CONSTRUCTION OF AFFORDABLE/WORKFORCE HOUSING

Recommendation:

1. Approve a Purchase and Sale Agreement with the Delray Beach Community Land Trust, Inc. for the purchase of four properties approximately located at 250 & 256 NW 8th Avenue (Subject Properties) for a total purchase price of $20,000 for the construction of affordable/workforce housing, in substantially the same form as attached and in a form legally acceptable to the CRA Legal Counsel;

AND

2. Authorize the CRA Board Chair to execute the Purchase and Sale Agreement, and any related documents, in a form legally acceptable to the CRA Legal Advisor.

Attachments:
Agenda Cover Report
Exhibit A - Location Map
Exhibit B – Homes to be Developed by CLT
Exhibit C - Purchase and Sale Agreement
Exhibit D - Resolution 2025-01

7L. THIRD AMENDMENT TO PROJECT CONSULTANCY & DESIGN SERVICES FUNDING ASSISTANCE AGREEMENT - HARVEY INSURANCE SOLUTIONS, LLC.

Recommendation: Approve a third amendment to the Project Consultancy & Design Services Funding Assistance Agreement for Harvey Insurance Solutions, LLC for the improvement project located at 20 NW 6th Avenue, CRA Subarea #3, to extend the termination date.

Attachments:
Agenda Cover Report
Exhibit A - Location Map
Exhibit B - Project Consultancy & Design Services Funding Assistance Agreeme
Exhibit C - First Amendment to Project Consultancy and Design Services Fundi
Exhibit D - Second Amendment to Project Consultancy and Design Services Fu
Exhibit E - Reinstatement and Third Amendment to Project Consultancy and De

8. Old Business

A. None

9. New Business

9A. UPDATE AND BOARD INPUT ON CRA-OWNED LOTS FOR AFFORDABLE/WORKFORCE HOUSING

Recommendation:

Update and Board input on CRA-owned vacant lots identified for the development of affordable/workforce housing.

Attachments:

Agenda Cover Report

Exhibit A – CRA-Owned Properties

9B. CANCEL REQUEST FOR QUALIFICATIONS CRA NO. 2024-04 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT AND ISSUE REQUEST FOR QUALIFICATIONS 2025-01 - NW 800 BLOCK OF WEST ATLANTIC AVENUE - PROGRESSIVE DESIGN-BUILD REDEVELOPMENT PROJECT

Attachments:

Agenda Cover Report

Exhibit A - Location Map

Exhibit B – RFQ CRA No. 2024-04

9C. APPROVE MUTUAL TERMINATION OF LEASE AGREEMENT WITH JERK & LIME AT NICOLE'S HOUSE, LLC LOCATED AT 182 NW 5TH AVENUE AND DIRECTION ON COMPLETING BUILDOUT AT 182 NW 5TH AVENUE

Recommendation:

1. Approval to mutually terminate the Lease Agreement with Jerk & Lime at Nicole's House, LLC located at 182 NW 5th Avenue, effective on February 1, 2025 in a form legally acceptable to the CRA Legal Counsel and authorize the CRA Board Chair to execute all related documents;

AND

2. Direction on completing buildout out at CRA Owned property located at 182 NW 5th Avenue

Attachments:

Agenda Cover Report

Exhibit A - Location Map

Exhibit B - Excerpt from CRA Plan

Exhibit C - Sixth Amendment to Commercial Lease

Exhibit D - Second Amendment to Site Development Assistance Agreement

Exhibit E – Mutual Termination of Lease Agreement

10. Redevelopment Advisory Committee

11. Other Business

A. Comments by Executive Director

B. Comments by Board Attorney

C. Comments by Commissioners

12. Adjournment