

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

Wednesday, August 15, 2018

5:30 PM

Commission Chambers
Delray Beach City Hall

Community Redevelopment Agency

CRA Board of Commissioners
Chair Shelly Petrolia
Vice Chair Shirley Ervin Johnson
Deputy Vice Chair Angie Gray
Treasurer Bill Bathurst
Commissioner Adam Frankel
Commissioner Ryan Boylston
Commissioner Pamela Brinson

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 2 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.

1. Call to Order**2. Roll Call****3. Approval of Agenda****4. Approval of Minutes****4A. MINUTES OF JULY 9, 2018 WORKSHOP**

Attachments: [July 9 Workshop Minutes](#)

4B. MINUTES OF JULY 12, 2018 MEETING

Attachments: [July 12 Minutes](#)

4C. MINUTES OF JULY 16, 2018 WORKSHOP

Attachments: [July 16 Workshop Minutes](#)

5. Public Comments on Non-Agenda and Consent Agenda Items**6. P&Z****7. Consent Agenda****7A. CRA FINANCIAL REPORT - JUNE 2018**

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[Monthly Financial Statement FY 17-18](#)

7B. CRA WORK PLAN MONTHLY PROGRESS REPORT, JULY 2018

Recommendation: Receive and File.

Attachments: [Agenda Cover Report](#)
[CIP Project Map FY17-18 Revised 5-30-18](#)
[Exhibit A - CRA Monthly Progress Report - July 2018](#)

7C. CLEAN AND SAFE PROGRAM MONTHLY REPORT, JUNE 2018

Recommendation: Accept and file.

Attachments: [Agenda Cover Report](#)
[Exhibit A Clean & Safe Back up](#)

- 7D.** DELRAY BEACH MARKETING COOPERATIVE FY 2017-18 3RD QUARTER REPORT
Recommendation: Receive and File.
Attachments: [Agenda Cover Report](#)
[Exhibit A DBMC Backup](#)
- 7E.** CREATIVE CITY COLLABORATIVE 3RD QUARTER FY2017-18 A-GUIDE REPORT
Recommendation: Receive and file.
Attachments: [Agenda Cover Report](#)
[3Q FY 17-18 A-Guide Arts Garage CCC](#)
- 7F.** DELRAY BEACH HISTORICAL SOCIETY 3RD QUARTER FY2017-18 A-GUIDE REPORT
Recommendation: Receive and file.
Attachments: [Agenda Cover Report](#)
[3Q FY 17-18 A-Guide DBHS](#)
- 7G.** EXPANDING AND PRESERVING OUR CULTURAL HERITAGE INC. (SPADY MUSEUM) - 3RD QUARTER FY 2017-18 A-GUIDE REPORT
Recommendation: Receive and file.
Attachments: [Agenda Cover Report](#)
[3Q FY 17-18 A-Guide Spady EPOCH](#)
- 7H.** DELRAY BEACH COMMUNITY LAND TRUST (DBCLT) 3RD QUARTER FY2017-18 - A-GUIDE REPORT
Recommendation: Receive and file.
Attachments: [Agenda Cover Report](#)
[3Q FY 17-18 A-Guide CLT](#)
- 7I.** DELRAY BEACH PUBLIC LIBRARY 3RD QUARTER FY2017-18 A-GUIDE REPORT
Recommendation: Receive and file.
Attachments: [Agenda Cover Report](#)
[3Q FY 17-18 A-Guide Library](#)
- 7J.** OLD SCHOOL SQUARE 3RD QUARTER FY2017-18 A-GUIDE REPORT
Recommendation: Receive and file.
Attachments: [Agenda Cover Report](#)
[3Q FY 17-18 A-Guide OSS](#)

7K. RESOLUTION NO. 2018-16 - PURCHASE AND SALE AGREEMENT - 238 SW 14TH AVENUE - HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY

Recommendation: Approve Resolution No. 2018-16 for the Agreement for Purchase and Sale with Habitat for Humanity of South Palm Beach County for conveyance of 238 SW 14th Avenue in accordance with the terms specified in the agreement and authorize the CRA Chair to sign any and all documents related to this transaction.

Attachments: [Agenda Cover Report](#)
[Exhibit A -238 SW 14th Ave - Location Map](#)
[Exhibit B Resolution 2018-16](#)
[Exhibit C P&S Agreement Habitat 238 SW 14th Ave](#)

7L. REQUEST FOR BIDS - CRA OFFICE RENOVATIONS PROJECT (20 N. SWINTON AVENUE)

Recommendation: Authorize CRA Staff to issue the Request for Bids for the CRA Office Renovations Project (20 N. Swinton Avenue), subject to minor plan and/or bid modifications as may be appropriate prior to bid release date.

Attachments: [Agenda Cover Report](#)
[Exhibit A RFB 2018-04 - Legal Advertisement](#)
[Exhibit B - Excerpt from Construction Documents](#)

7M. RFQ - SELECTION OF ARCHITECTURAL & LANDSCAPE ARCHITECTURAL FIRMS FOR CONTINUING SERVICES**Recommendation:**

By separate motion:

1. Approve the following five (5) architectural firms for continuing consulting services and authorize staff to enter into contract negotiations accordingly.

Architectural Services

1. Currie Sowards Aguila Architects
2. Song + Associates, Inc.
3. Synalovski Romanik Saye, LLC
4. KEITH
5. CPZ Architects, Inc.

2. Approve the following five (5) landscape architectural firms for continuing consulting services and authorize staff to enter into contract negotiations accordingly.

Landscape Architectural Services

1. Kimley-Horn and Associates, Inc.
2. Craven Thompson & Associates, Inc.
3. Calvin Giordano & Associates, Inc.
4. ESDA, Inc.
5. Keith and Schnars, P. A.

Attachments:

[Agenda Cover Report](#)

[Exhibit A -Architectural and Landscape Services RFQ Results](#)

7N. PAINT-UP & SIGNAGE PROGRAM FUNDING ASSISTANCE APPLICATION - ROBES LAW GROUP, PLLC (117 NE 5TH AVENUE)

Recommendation: Approve funding under the Paint-Up & Signage Program for Robes Law Group, PLLC for the proposed exterior signage improvement project located at 117 NE 5th Avenue, for an amount not to exceed \$4,271.68.

Attachments:

[Agenda Cover Report](#)

[Cost Estimates](#)

[Funding Detail Sheet - Robes Law Group - P&S](#)

[Location Map](#)

[Photos - Existing Conditions](#)

[Renderings](#)

[Revised Application Form](#)

8. Old Business

8A. RESOLUTION NO. 2018-15 AND AGREEMENT WITH PURCHASE AND SALE WITH UPTOWN ATLANTIC, LLC (FORMERLY EQUITY DELRAY, LLC) - SW 600-800 BLOCKS - WEST ATLANTIC AVENUE.

Recommendation: Approve Resolution No. 2018-15 authorizing the sale and conveyance of real property to Uptown Atlantic, LLC; providing for findings and determinations as required by Section 163.380(2), Florida Statutes that the conveyance of the subject property is for fair value; authorizing the proper person(s) designated therein to execute the agreement for purchase and sale, and all necessary conveyance documents including but not limited to instruments of conveyance and closing documents; providing for conflicts; providing for severability; providing for an effective date.

Attachments: [Revised Agenda Cover Report](#)
[Exhibit A - Resolution 2018-15 re Uptown Atlantic PSA](#)
[Exhibit B - P&S Agreement - Uptown Atlantic](#)
[Exhibit C -Uptown Atlantic Economic Impact Report](#)
[Location Map - 600-800-Blocks-7-2-18](#)

8B. REQUEST FOR PROPOSALS - SW 600-800 BLOCKS - WEST ATLANTIC AVENUE

Recommendation: Authorize the issuance of a Request for Proposals for SW 600-800 Blocks of West Atlantic Avenue.

Attachments: [Agenda Cover Report](#)
[Exhibit A - RFP - 600-800 West Atlantic Ave - 8-15-18 Board Meeting Draft](#)

9. Presentations

9A. PRESENTATION - WORKFORCE HOUSING DEVELOPMENTS - ELEVATIONS CARVER ISLE (10 SINGLE FAMILY LOTS) & CARVER SQUARE (20 SINGLE FAMILY LOTS)

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B DRAFT -Carver Isle Presentation](#)
[Exhibit C DRAFT -Carver Square Presentation](#)

10. New Business

10A. RESOLUTION NO. 2018-13 - AGREEMENT FOR PURCHASE & SALE - 21 SW 13TH AVENUE

Recommendation: Approval of Resolution No. 2018-13 and the Agreement for Purchase and Sale with Ms. Maselina Jones for the CRA purchase of 21 SW 13th Avenue, with a purchase price of \$52,000.00.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Resolution No 2018-13 P&S Agmt 21 SW 13th Ave \(Jones\)](#)
[Exhibit C - P&S agreement - 21 SW 13th Ave - Jones](#)

10B. RESOLUTION NO. 2018-14 - AGREEMENT FOR PURCHASE & SALE - 246 NW 8TH AVENUE

Recommendation: Approval of Resolution No. 2018-14 and the Agreement for Purchase and Sale with Mr. Newman for the CRA purchase of 246 NW 8th Avenue, with a purchase price of \$84,000.00.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Resolution No 2018-14 P&S Agmt 246 NW 8th Ave \(Newman\)](#)
[Exhibit C - PSA 246 NW 8th Ave \(Newman\)](#)

10C. REQUEST FOR BIDS - NORTHWEST/SOUTHWEST NEIGHBORHOOD IDENTIFICATION SIGNS

Recommendation: Authorize the CRA Staff to issue the Request for Bids for the installation of new neighborhood monument identification signs in the Northwest/Southwest neighborhoods.

Attachments: [Agenda Cover Report](#)
[Exhibit A RFB 2018-05 - Legal Advertisement](#)
[Exhibit B NW_SW Neighborhood sign locations](#)
[Exhibit C Proposed sign](#)
[Exhibit D Construction Document](#)

10D. DISCUSSION - CRA MEETING DATES & TIMES

Attachments: [Agenda Cover Report](#)

10E. APPOINTMENT OF CRA REPRESENTATIVE AND ALTERNATE TO PARKING MANAGEMENT ADVISORY BOARD (PMAB)

Recommendation: By separate motions:

- a. Appoint a CRA Board representative to the Parking Management Advisory Board.
- b. Appoint an alternate CRA Board representative to the Parking Management Advisory Board.

Attachments: [Agenda Cover Report](#)

11. Other Business

- A. Comments by Commissioners
- B. Comments by Board Attorney
- C. Comments by Executive Director
- D. Comments by Staff

12. Adjournment