

# 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](http://www.delraycra.org)



## CRA Meeting

Thursday, July 15, 2021

4:00 PM

Regular Meeting

Arts Warehouse

## Community Redevelopment Agency

*CRA Board of Commissioners*

*Chair Shirley Ervin Johnson*

*Vice-Chair Adam Frankel*

*Deputy Vice-Chair Angie Gray*

*CRA Commissioner Ryan Boylston*

*CRA Commissioner Kelcey Brooks*

*CRA Commissioner Juli Casale*

*CRA Commissioner Shelly Petrolia*

## **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.

**1. Call to Order****2. Roll Call****3. Approval of Agenda****4. Powerpoint Presentation for July Board Meeting (For Informational Purposes Only)****4A. JULY POWERPOINT PRESENTATION**

**Attachments:** [Delray Beach CRA FY 21-22 Regular Meeting Presentation 7.15.21](#)

**5. Staff Reports (For Informational Purposes Only)****5A. MONTHLY WORK PLAN REPORT**

**Attachments:** [Exhibit A1 - June Monthly Report](#)

**5B. COREY JONES ISLE UPDATE**

**Attachments:** [Exhibit A2 - Corey Jones Isle Update](#)

**5C. ARTS WAREHOUSE REPORT**

**Attachments:** [Exhibit B - Arts Warehouse Report](#)

**5D. FUNDING ASSISTANCE REPORT**

**Attachments:** [Exhibit C - Funding Assistance Update](#)

**5E. PROPERTY MANAGEMENT REPORT**

**Attachments:** [Exhibit D - Monthly PM Report](#)

**5F. SOCIAL MEDIA REPORT**

**Attachments:** [CRA social report June 2021 1](#)

**6. Public Comments on Agenda & Non-Agenda Agenda Items****7. Consent Agenda****7A. MAY 25, 2021 - WORKSHOP MEETING MINUTES**

**Attachments:** [May 25, 2021- Workshop Meeting Minutes](#)

**7B. MAY 25, 2021 - REGULAR MEETING MINUTES**

**Attachments:** [May 25, 2021 - Regular Meeting Minutes](#)

**7C. JUNE 10, 2021 - JOINT CITY COMMISSION / CRA WORKSHOP MEETING MINUTES**

**Attachments:** [June 10, 2021-Joint City Commission & CRA Workshop Meeting Minutes](#)

**7D. JUNE 10, 2021 - REGULAR MEETING MINUTES**

**Attachments:** [June 10, 2021- Regular Meeting Minutes](#)

**7E. CRA FINANCIAL REPORT - MAY 2021**

**Recommendation:** Receive and File.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - FinStmt - May 2021 FY 20-21](#)

**7F. FIRST AMENDMENT TO CONTINUING CONSULTANT SERVICES AGREEMENTS FOR ARCHITECTURAL SERVICES AND LANDSCAPE ARCHITECTURAL SERVICES**

**Recommendation:**

Authorize the Board Chair to execute a First Amendment to the Continuing Consultant Services Agreement with each of the following firms:

Architectural Services:

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

Landscape Architectural Services:

1. Calvin, Giordano & Associates, Inc.
2. Craven, Thompson & Associates, Inc.
3. EDSA, Inc.
4. Keith & Schnars, P.A. (acquired by KCI Technologies, Inc.)
5. Kimley-Horn and Associates, Inc.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Architectural Services Agreements](#)  
[Exhibit B - Landscape Architectural Services Agreements](#)

**7G. PAINT-UP & SIGNAGE FUNDING AGREEMENT - ANDREW LUCHEY (132/134 SW 13TH AVENUE & 241/243 SW 14TH AVENUE)**

**Recommendation:** Approve a Paint-Up & Signage funding assistance agreement with Andrew Luchey, for the proposed exterior painting improvements at 132/134 SW 13th Avenue & 241/243 SW 14th Avenue, within CRA sub-area #8, for an amount not to exceed \$2,000.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A1 - Location Map 132-134](#)  
[Exhibit A2 - Location Map 241-243](#)  
[Exhibit B1 - Photos](#)  
[Exhibit B2 - Photos](#)  
[Exhibit C - Funding Assistance Detail Sheet - Luchey](#)  
[Exhibit D - Paint-Up & Signage Program Guidelines](#)

**7H. THIRD AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SONG & ASSOCIATES, INC. - 95 SW 5TH AVENUE**

**Recommendation:** Approve the third amendment to the Consulting Work Assignment with Song & Associates, Inc. for 95 SW 5th Avenue, Delray Beach, FL 33444.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Song & Associates Original Work Assignment](#)  
[Exhibit B - Song & Associates First Amendment Executed](#)  
[Exhibit C - Song & Associates Second Amendment](#)  
[Exhibit D - Third Amendment to Work Assignment](#)

**7I. RATIFY THE EXECUTION OF THE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT - PULTE HOME COMPANY, LLC - CRA OWNED PROPERTIES IN THE SOUTHWEST NEIGHBORHOOD (CARVER SQUARE)**

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Purchase and Sale Agreement](#)  
[Exhibit B - First Amendment to Purchase and Sale Agreement](#)

**8. Old Business**

**8A. SELECTION OF POTENTIAL TENANT - NOTICE OF INTENT TO LEASE  
CRA-OWNED PROPERTIES LOCATED AT 182 NW 5th AVENUE**

**Recommendation:** Select a potential tenant for 182 NW 5th Avenue.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Location and Photos](#)  
[Exhibit B - CRA Community Redevelopment Plan Project](#)  
[Exhibit C - Public Notices of Intent to Lease](#)  
[Exhibit D – Proposals](#)

**8B. POSSIBLE ACTION REGARDING THE CRA'S RIGHT TO TERMINATE THE  
PURCHASE AND SALE AGREEMENT WITH BH3 MANAGEMENT, LLC.**

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Purchase and Sale Agreement and Amendments](#)

**9. New Business**

**9A. POINT-TO-POINT TRANSPORTATION SERVICES - FOURTH AMENDMENT TO  
THE ORIGINAL AGREEMENT - ONE YEAR CONTRACT RENEWAL WITH  
BEEFREE, INC. D/B/A FREEBEE**

**Recommendation:**

1. Approve the renewal of the Point-to-Point Transportation Services Agreement with BeeFree Inc. d/b/a Freebee for an additional one-year term and authorize the Board Chair to execute all documents necessary for said purpose.
2. Authorize the Executive Director to send correspondence to the City of Delray Beach recommending that the City continue a point to point based transportation service with a broader service area expanding beyond the CRA District.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - Original Agreement and Amendments Final](#)

**9B. UPDATE AND DISCUSSION- NW 800 BLOCK REDEVELOPMENT PROJECT-  
CONCEPTUAL DESIGN SKETCHES**

**Recommendation:** Update and discuss the NW 800 Block Redevelopment Project and the initial conceptual design sketches.

**Attachments:** [Agenda Cover Report](#)  
[Exhibit A - NW 800 Block Conceptual Design Sketches](#)  
[Exhibit B - Location Map NW 800 Block Redevelopment](#)

**9C. CRA EXECUTIVE DIRECTOR ANNUAL REVIEW**

**Attachments:** [Agenda Cover Report](#)

**10. Other Business**

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

## **11. Adjournment**