

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, August 31, 2021

4:00 PM

Regular Board Meeting

Arts Warehouse

Community Redevelopment Agency

CRA Board of Commissioners

Chair Shirley Ervin Johnson

Vice Chair Angie Gray

CRA Commissioner Ryan Boylston

CRA Commissioner Kelcey Cordell Brooks

CRA Commissioner Juli Casale

CRA Commissioner Adam Frankel

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 August Board Meeting (For Informational Purposes Only)****4A. AUGUST POWERPOINT PRESENTATION**

Attachments: [August 31, 2021-Regular Meeting Presentation](#)

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

Attachments: [July - Monthly Work Plan Report](#)

5B. ARTS WAREHOUSE REPORT

Attachments: [July - Arts Warehouse Report](#)

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

Attachments: [July - Funding Assistance Update](#)
[August - Funding Assistance & Community Engagement Update](#)

5D. PROPERTY MANAGEMENT REPORT

Attachments: [July - Property Management Report](#)

5E. SOCIAL MEDIA REPORT

Attachments: [July - Social Media Report](#)

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Presentations****7A. GREATER MT. OLIVE BAPTIST CHURCH - JOHNSON CENTER DEVELOPMENT**

Attachments: [Mt. Olive Presentation](#)

8. Consent Agenda**8A. JULY 15, 2021 - WORKSHOP MEETING MINUTES**

Attachments: [July 15, 2021- CRA Workshop Meeting Minutes](#)

8B. JULY 15, 2021 - REGULAR MEETING MINUTES

Attachments: [July 15, 2021 - CRA Regular Meeting Minutes](#)

8C. CRA FINANCIAL REPORT - JUNE 2021

Recommendation: Receive and File.

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

8D. SECOND AMENDMENT TO EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR

Recommendation: Approve the Second Amendment to the Employment Agreement for the Executive Director.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Second Amendment to Employment Agreement](#)

8E. SITE DEVELOPMENT ASSISTANCE FUNDING - LITTLE WYLD, LLC (157 NE 2ND STREET) FOR AN AMOUNT NOT TO EXCEED \$11,900.

Recommendation: Approve the Site Development Assistance Program Funding Agreement with Little WYLD, LLC for the proposed interior and exterior improvement project located at 157 NE 2nd Street, CRA sub-area #2, in an amount not to exceed \$11,900.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C - Plans For Reference Only](#)
[Exhibit D - Funding Assistance Detail Sheet - Little WYLD, LLC](#)
[Exhibit E - Application Form](#)
[Exhibit F - Project Narrative](#)
[Exhibit G - Business Plan Summary & Financials](#)
[Exhibit H - Site Development Assistance Program Guidelines](#)

8F. SITE DEVELOPMENT ASSISTANCE FUNDING - MOON AND FLOWER COFFEEHOUSE, TEA & APOTHECARY (1201 NORTH FEDERAL HIGHWAY) FOR AN AMOUNT NOT TO EXCEED \$21,835.20.

Recommendation: Approve the Site Development Assistance Program Funding Agreement with Moon and Flower Coffeehouse, Tea & Apothecary for the proposed interior and exterior improvement project located at 1201 North Federal Highway, CRA sub-area #5, in an amount not to exceed \$21,835.20.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map \(Google\)](#)
[Exhibit B - Photos of existing conditions](#)
[Exhibit C - Plans & Renderings preliminary](#)
[Exhibit D - Funding Assistance Detail Sheet](#)
[Exhibit E - Application Form](#)
[Exhibit F - Project Narrative](#)
[Exhibit G - Business Plan & Financial Projections](#)
[Exhibit H - Site Development Assistance Program Guidelines](#)

8G. PAINT-UP & SIGNAGE FUNDING AGREEMENT - MT. OLIVE BAPTIST CHURCH OF DELRAY BEACH, INC. (40 NW 4TH AVENUE)

Recommendation: Approve a Paint-Up & Signage funding assistance agreement with Mt. Olive Baptist Church of Delray Beach, Inc. for the proposed exterior painting improvements at 40 NW 4th Avenue, within CRA sub-area #8, for an amount not to exceed \$5,000.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Photos of Existing Conditions](#)
[Exhibit C - Funding Assistance Detail Sheet - Mount Olive](#)
[Exhibit D - Paint-Up & Signage Program Guidelines](#)

8H. FIRST AMENDMENT TO PAINT-UP & SIGNAGE FUNDING AGREEMENT - ADVANCED CHIROPRACTIC OF SOUTH FLORIDA, LLC

Recommendation: Amend and approve the existing Paint-Up & Signage funding assistance agreement for Advanced Chiropractic of South Florida, Inc. for the proposed exterior painting and signage improvements at 104 SW 11th Avenue, within CRA sub-area #3, for an amount not to exceed \$4,425.

Attachments: [Agenda Cover Report](#)
[Exhibit A- First Amendment - Advanced Chiropractic Paintup & Signage Agreeer](#)
[Exhibit B - Revised Funding Assistance Detail Sheet](#)

8I. MODIFICATIONS TO RENT SUBSIDY PROGRAM GUIDELINES

Recommendation: Approve the modifications to the Rent Subsidy Program Guidelines.

Attachments: [Agenda Cover Report](#)

[Exhibit A - Rent Subsidy Program Guidelines tracked edits 8.31.2021](#)

8J. SECOND AMENDMENT TO RENT SUBSIDY FUNDING AGREEMENT - APEX INSURANCE & INVESTMENT GROUP, LLC

Recommendation: Approve amendment to the terms of the funding agreement to allow reimbursement to the grantee.

Attachments: [Agenda Cover Report](#)

[Exhibit A - Apex - Second Amendment to Rent Subsidy Funding Agreement](#)

8K. FIRST AMENDMENT TO RENT SUBSIDY FUNDING AGREEMENT - PREMIER VIRTUAL, LLC

Recommendation: Approve amendment to the terms of the funding agreement to allow reimbursement to the grantee.

Attachments: [Agenda Cover Report](#)

[Exhibit A - Premier Virtual - First Amendment to Rent Subsidy Funding Agreement](#)

8L. REVISED RENT SUBSIDY AGREEMENT FOR CORNER OFFICE DELRAY, LLC

Recommendation: Revise the terms of the funding agreement to allow reimbursement to the grantee.

Attachments: [Agenda Cover Report](#)

[Exhibit A - Rent Subsidy Grant Agmt - Corner Office, LLC](#)

8M. RATIFY SECOND AMENDMENT TO THE GROUND LEASE AGREEMENT WITH HATCHER CONSTRUCTION & DEVELOPMENT, INC.

Recommendation: Ratify the Second Amendment to the Ground Lease Agreement with Hatcher Construction & Development, Inc. to extend the Site Plan Analysis period from July 18, 2021, to September 16, 2021

Attachments: [Agenda Cover Report](#)

[Exhibit A - Letter from Hatcher's Legal Representative to CRA dated June 3, 2021](#)

[Exhibit B - Second Amendment to Ground Lease](#)

8N. APPROVE FOURTH AMENDMENT TO THE ORIGINAL AGREEMENT WITH BEEFREE, INC. D/B/A FREEBEE FOR THE POINT-TO-POINT TRANSPORTATION SERVICES

Recommendation: Approve the Fourth Amendment to the Original Agreement with BeeFree Inc. d/b/a Freebee to provide Point-to-Point Transportation Services on a month-to-month basis and authorize the Board Chair to execute all documents necessary for said purpose.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Original Agreement and Amendments Final](#)
[Exhibit B - Fourth Amendment to Original Agreement](#)

8O. AWARD OF BID FOR INVITATION TO BID 2021-04 - HISTORIC WELLBROCK HOUSE RENOVATION PROJECT

Attachments: [Agenda Cover Report](#)
[Exhibit A - Colored Elevation](#)
[Exhibit B - Location Map](#)
[Exhibit C - Sufficiency Checklist](#)

8P. AWARD OF REQUEST FOR QUALIFICATIONS: CRA NO. 2021-01 FOR PROFESSIONAL ARCHITECTURAL & ENGINEERING SERVICES FOR A COMMERCIAL REDEVELOPMENT PROJECT (NW 600 BLOCK - WEST ATLANTIC AVENUE)

Recommendation:

1. Award the Request for Qualifications (RFQ) CRA No. 2021-01 for Professional Architectural and Engineering Services for a Commercial Redevelopment Project of CRA Owned Properties in the NW Neighborhood (NW 600 Block - West Atlantic Avenue) to Synalovski Romanik Saye, LLC; and
2. Authorize CRA Staff to enter into negotiations with Synalovski Romanik Saye, LLC; and
3. Authorize the CRA Board Chair to execute the negotiated agreement with Synalovski Romanik Saye, LLC, and any related documents for the Project in a form that is acceptable to the CRA Legal Advisor.

Attachments: [Agenda Cover Report](#)
[Exhibit A - RFQ CRA No. 2021-01 and Addendum](#)
[Exhibit B - Location Map](#)
[Exhibit C - Evaluation Committee Final Scores](#)

8Q. A-GUIDE FUNDING AGREEMENT FY 2021-2022 - DELRAY BEACH CREATIVE CITY COLLABORATIVE, INC. (ARTS GARAGE)

Recommendation: Approve the A-GUIDE Funding Agreement with the Delray Beach Creative City Collaborative, Inc. in the amount of \$275,000 for Fiscal Year 2021-2022.

Attachments: [Agenda Cover Report](#)
[A-Guide Funding Agreement FY2021-2022 CCC](#)

8R. A-GUIDE FUNDING AGREEMENT FY 2021-2022 - GREATER DELRAY BEACH CHAMBER OF COMMERCE, INC.

Recommendation: Approve the A-GUIDE Funding Agreement with the Greater Delray Beach Chamber of Commerce, Inc. in the amount of \$40,000 for Fiscal Year 2021-2022.

Attachments: [Agenda Cover Report](#)
[A-Guide Funding Agreement FY2021-2022 Chamber](#)

8S. A-GUIDE FUNDING AGREEMENT FY 2021-2022 - DELRAY BEACH HISTORICAL SOCIETY, INC.

Recommendation: Approve the A-GUIDE Funding Agreement with the Delray Beach Historical Society, Inc. in the amount of \$75,000 for Fiscal Year 2021-2022.

Attachments: [Agenda Cover Report](#)
[A-Guide Funding Agreement FY2021-2022 DBHS](#)

8T. A-GUIDE FUNDING AGREEMENT FY 2021-2022 - DELRAY BEACH LIBRARY ASSOCIATION, INC.

Recommendation: Approve the A-GUIDE Funding Agreement with the Delray Beach Library Association, Inc. in the amount of \$443,000 for Fiscal Year 2021-2022.

Attachments: [Agenda Cover Report](#)
[A-Guide Funding Agreement FY2021-2022 Library](#)

8U. A-GUIDE FUNDING AGREEMENT FY 2021-2022 - EXPANDING AND PRESERVING OUR CULTURAL HERITAGE, INC. (SPADY MUSEUM)

Recommendation: Approve the A-GUIDE Funding Agreement with Expanding and Preserving Our Cultural Heritage, Inc. in the amount of \$106,000 for Fiscal Year 2021-2022.

Attachments: [Agenda Cover Report](#)
[A-Guide Funding Agreement FY2021-2022 SPADY](#)

9. Old Business

10. New Business

10A. APPOINTMENT OF CRA OFFICER: DEPUTY VICE-CHAIR

Recommendation: Appoint a member of the Board to the position of CRA Deputy Vice-Chair.

Attachments: [Agenda Cover Report](#)

10B. DISCUSSION - REV. J.W.H. THOMAS JR. PARK - NEW PLAYGROUND EQUIPMENT

Recommendation: Board discussion.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Rev Thomas Park - Opt 1.](#)
[Exhibit B - Rev Thomas Park - Opt 2.](#)
[Exhibit C - Site Photos](#)

11. Other Business

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

12. Adjournment