

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, September 28, 2021

4:00 PM

Regular Board Meeting

Arts Warehouse

Community Redevelopment Agency

CRA Board of Commissioners

Chair Shirley Ervin Johnson

Vice Chair Angie Gray

Deputy Vice Chair Juli Casale

CRA Commissioner Ryan Boylston

CRA Commissioner Kelcey Cordell Brooks

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 September Board Meeting (For Informational Purposes Only)****4A. SEPTEMBER POWERPOINT PRESENTATION**

Attachments: [September 28, 2021- Regular Board Meeting](#)

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

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

5B. ARTS WAREHOUSE REPORT

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

5C. FUNDING ASSISTANCE & COMMUNITY ENGAGEMENT REPORT

Attachments: [September - Funding Assistance & Community Engagement Report](#)

5D. PROPERTY MANAGEMENT REPORT

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

5E. SOCIAL MEDIA REPORT

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

6. Public Comments on Agenda & Non-Agenda Agenda Items**7. Consent Agenda****7A. AUGUST 31, 2021 - WORKSHOP MEETING MINUTES**

Attachments: [August 31, 2021 - CRA Workshop Meeting Minutes](#)

7B. AUGUST 31, 2021 - REGULAR BOARD MEETING MINUTES

Attachments: [August 31, 2021 - CRA Regular Board Meeting Minutes](#)

7C. EXTENSION OF CRA INCENTIVES - JOB CREATION BONUS PROGRAM AND PROGRAM DEVELOPMENT INFRASTRUCTURE ASSISTANCE PROGRAM.

- Recommendation:**
- 1) Approve the proposed modification to the Job Creation Bonus Incentive Program guidelines, extending the program expiration date to September 30, 2024.
 - 2) Approve the proposed modification to the Development Infrastructure Assistance Program guidelines, extending the program expiration date to September 30, 2024.

Attachments: [Agenda Cover Report](#)
[Exhibit A - JCB Program Guidelines](#)
[Exhibit B - DIA Program Guidelines](#)

7D. PERPETUAL SIDEWALK EASEMENT AGREEMENT - PUBLIC RIGHT OF WAY ACCESSIBILITY IMPROVEMENTS, FAIRFIELD INN AND SUITES DELRAY BEACH, FL

- Recommendation:** Approve the Perpetual Sidewalk Easement Agreement with the City of Delray Beach for the CRA owned property located at 910 W Atlantic Avenue Delray Beach, FL 33444 for the purpose of completing public right of way improvements and for the CRA Chair to sign all documents for said purpose in substantially the attached form.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Perpetual Sidewalk Easement Letter and Agreement](#)

7E. THIRD AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SYNALOVSKI ROMANIK SAYE, LLC.

- Recommendation:** Approve the Third Amendment to the Consulting Work Assignment with Synalovski Romanik Saye, LLC for 98 NW 5th Avenue, Delray Beach, FL 33444.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Work Assignment - 98 NW 5th Ave](#)
[Exhibit B - Work Assignment - First Amendment - 98](#)
[Exhibit C - Second Amendment to Work Assignment - 98](#)
[Exhibit D - Proposal Third Amendment - 98 NW 5th Ave](#)
[Exhibit E - Third Amendment Work Assignment with Synalovski - 98 NW 5th Av](#)

7F. SECOND AMENDMENT TO THE CONSULTING WORK ASSIGNMENT WITH SYNALOVSKI ROMANIK SAYE, LLC.

Recommendation: Approve the Second Amendment to the Consulting Work Assignment with Synalovski Romanik Saye, LLC for 20-22 North Swinton Avenue, Delray Beach, FL 33444.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Work Assignment - Wellbrock](#)
[Exhibit B - First Amendment to Work Assignment - Wellbrock](#)
[Exhibit C - Proposal for Additional Services](#)
[Exhibit D - Second Amendment to Work Assignment with Synalovski _ Wellbrock](#)

7G. RETROACTIVE APPROVAL TO APPLY FOR FISCAL YEAR 2021-2022 SOLID WASTE AUTHORITY OF PALM BEACH COUNTY BLIGHTED PROPERTY GRANT

Recommendation: Motion to approve application to the Solid Waste Authority of Palm Beach County. If approved, this grant would provide funds to address activities related to demolishing structures for future development; the removal of demolition products, rubble and other debris pursuant to zoning requirement within the incorporated city limits of Delray Beach.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Application Package](#)

7H. A-GUIDE FUNDING AGREEMENT FY 2021-2022 - DELRAY BEACH COMMUNITY LAND TRUST, INC.

Recommendation: Approve the A-GUIDE Funding Agreement with the Delray Beach Community Land Trust, Inc. in the amount of \$192,815 for Fiscal Year 2021-2022.

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

7I. FIRST AMENDMENT TO SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT - MARION ASSOCIATES, LLC

Recommendation: Amend the terms of the funding agreement and extend the termination date to April 30, 2022; and to allow the Executive Director to execute any additional amendments.

Attachments: [Agenda Cover Report](#)
[Exhibit A - First Amendment - Marion Associates, LLC Funding Agreement](#)
[Exhibit B - Extension Request Details Email](#)
[Exhibit C - Copy of Revised TimeFrame](#)
[Exhibit D - Progress Photos](#)

8. Old Business

8A. RESOLUTION NO. 2021-05 - ADOPTION OF FISCAL YEAR 2021-2022 - CRA BUDGET.

Recommendation: Approve CRA Resolution No. 2021-05 adopting CRA FY 2021-2022 Budget for the Delray Beach Community Redevelopment Agency.

Attachments: [Agenda Cover Report](#)
[Exhibit A - Resolution 2021-05](#)
[Exhibit B - CRA FY 21-22 Budget](#)
[Exhibit C - CRA FY 21-22 Budget Overview](#)
[Exhibit D - Delray Beach CRA Work Plan and Budget FY 2021-2022](#)

9. New Business

9A. AWARD OF REQUEST FOR PROPOSALS CRA NO. 2021-05 PROPERTY MANAGEMENT SERVICES FOR CRA-OWNED RESIDENTIAL PROPERTIES

Attachments: [Agenda Cover Report](#)
[Exhibit A - RFP for Property Management Services for CRA-Owned Residential](#)
[Exhibit B - Evaluation Committee Results](#)

10. Other Business

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

11. Adjournment