

## EXHIBIT B

**From:** [Joseph Marion](#)  
**To:** [Jeannite, Alexina](#)  
**Subject:** FW: Site Development Assistance Agreement  
**Date:** Friday, September 24, 2021 9:44:44 AM  
**Importance:** High

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Alexina:

(Please let me know when you receive this and if you have any further questions.)

In answer to your 2 questions:

1. You asked: "Could you also share details on the work schedule, for example, days and times that your contractors/vendors are onsite?"

Our contractors and vendors are scheduled to be onsite Monday through Friday from 8 to 4 PM. They have even worked many times on weekends.

With few exceptions, the only time they are not working is when unforeseen circumstances have upset that schedule. Due to the nature of this project being an old, in need of repair, historic building, sometimes they have had to "stop and wait." For example, when our plans were drawn up, we thought that the exterior walls were cement block. After we removed the old drywall we found that the exterior walls were actually rotted 2 X 4's and NOT block. These rotted 2 X 4's were barely holding up the roof and our engineer told us it was structurally unsound. We had to stop construction, draw up new plans to rebuild the exterior walls and submit it to the City and Delray HPB for approval.

Once that was done, we were able to order trusses and beams to hold up the roof. And as you will see below, ordering wood trusses were delayed by 8-12 weeks.

We had similar issues with the cottage, front porch, eastern and western walls of the building.

2. You asked: "Could you send details on all the materials that are delayed?"

Materials that were/are being delayed due to the Covid and supply issue include:

- Appliances- were pushed out to 3-6 months
- Wood Trusses- were pushed out to 8-12 weeks- **This was a MAJOR delay and we had to stop building until we received them**
- Windows were delayed 7-10 weeks
- Roof tile is running behind
- Exterior doors are taking 12 weeks

Here is some independent backup:

Jerome Powell, the Federal Reserve Chairman said in July (<https://nahbnow.com/2021/07/fed-chairman-expresses-hope-building-material-bottlenecks-will-be-alleviated/>) "There are limitations around the availability of some raw materials and labor and of zoning and things like that and nothing we can do will really affect that. There isn't enough lumber."

NPR News said in June: (<https://www.npr.org/2021/06/21/1008843212/lumber-prices-are-finally-dropping-after-they-soared-during-the-pandemic>) "Demand for new homes and thus framing lumber like pine two-by-fours have surged. Sawmills struggled to keep up with the increased demand, especially as their workers were forced to stay home during infection spikes or actually caught the coronavirus."

Forbes said: (<https://www.forbes.com/sites/forbesrealestatecouncil/2021/07/13/top-challenges-and-opportunities-for-new-construction-in-2021/?sh=6a12de4b6134>) "Housing demand far outpaces available supply nationwide. At the same time, industry-wide material scarcity, price increases and labor shortages have hit builders hard and made it a struggle to finish projects on time and as planned."

Alexina. We are now confident that we can complete the project by the end of February. We remain excited to be on the verge of completing this project with the help of the CRA. This will be a showcase for our community being across from City Hall and at the same time will retain the historic nature of Delray Beach.

Thank you and the CRA Board for your understanding and co-operation. If you think it would be helpful for I or a representative to be present during the board meeting, please let me know.

Thanks again for your help.

Joe Marion  
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