The logo is a circular emblem with a grey border. The top half features a stylized house with a red roof and green walls. The bottom half features a stylized palm tree with green fronds and a white trunk. The text is overlaid on the top half of the emblem.

Delray Beach Community
Redevelopment Agency
Board Meeting

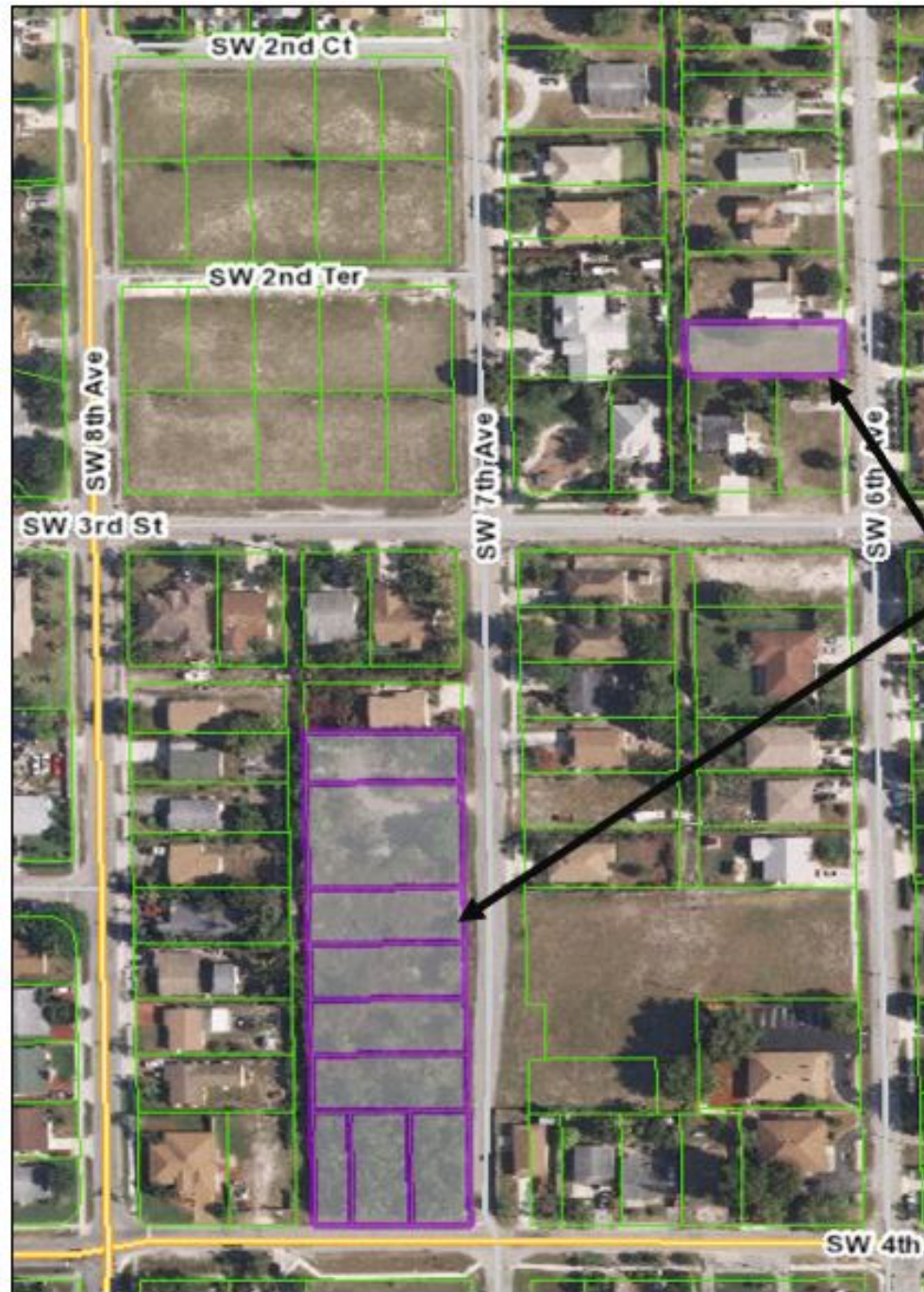
Tuesday, June 11, 2019
1:30 p.m.



ITEM 8A.

AWARD OF REQUEST FOR PROPOSALS

DEVELOPMENT AND DISPOSITION
OF CRA-OWNED PROPERTIES IN
THE SW NEIGHBORHOOD FOR
WORKFORCE HOUSING



CARVER ISLE



OVERVIEW OF PROJECT



- 10 Single Family Homes
 - A Unit = 1 story, 3 Bedroom, 2 Bath, 1 car garage = 1,839 S.F.
 - B Unit = 2 story, 4 Bedroom, 2.5 Bath, 1 car garage = 2,333 S.F.
- All homes are to be built in a single phase = 270 days
- Awarded Non-profit partner is responsible to income qualify prospective owners & process sales



SELECTION COMMITTEE RECOMMENDATION

Delray Beach Community Land Trust, Inc.

Total Development Cost	=	\$2,454,350.00 / \$2,292,506.00
Offer Price Per Lot	=	\$500
Construction Schedule	=	270 Days
Cost per A Unit / Alt	=	\$191,213.00 / \$177,608.00
Cost per B Unit / Alt	=	\$217,012.00 / \$203,693.00



ITEM 8B.

GROUND LEASE AGREEMENT

HATCHER CONSTRUCTION &
DEVELOPMENT INC.

20-26 NW 6TH AVENUE

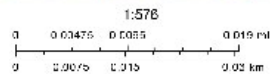


LOCATION MAP & ARCHITECTURAL CONCEPT

20-26 NW 6th AVENUE



June 1, 2019



HATCHER CONSTRUCTION & DEVELOPMENT, INC.

PROPOSED DEVELOPMENT CONCEPT

- 20 & 26 NW 6th Avenue (approximately 0.45 acres) in the NW 600 Block of West Atlantic Avenue
- 6,000 square foot building
 - 2,000 square feet - Hatcher's business operations
 - 4,000 square feet - Rental space for a retail business or office space for a small business or non-profit organization
- Land lease for the properties and utilize CRA's Land Value Investment Program
 - Purchase the land at the market value of the year the initial lease was signed
- Utilize CRA's Development Infrastructure Assistance Program for funding the construction of the parking lot
 - Parking lot will be available for public parking after 5:00 p.m. on weekdays and on weekends



OVERVIEW OF TERMS

- Lease Rate:
 - Initial five-year lease - \$1 per year.
 - Subsequent years (Years 6 - 40) - Base Rent adjusted based on a percentage of the appraised value of \$650,000.00 on 1-18-19. (See Section 2.2 for details)
 - “Triple Net” lease.
- Lease Term – 40 years
- Reduce Rent Rate for Tenants:
 - No less than seven (7) years subsequent to Hatcher obtaining a Certificate of Occupancy
 - Minimum 25% of net s.f. offered a base rent of \$30 or less per s.f. inclusive of any and all common area maintenance (CAM).
- Purchase Option - Purchase price of \$200,000 - First 7 years of the Term.
- Site Analysis Period - 18 months to obtain all necessary permits for the development



ITEM 8C.

AWARD OF BID

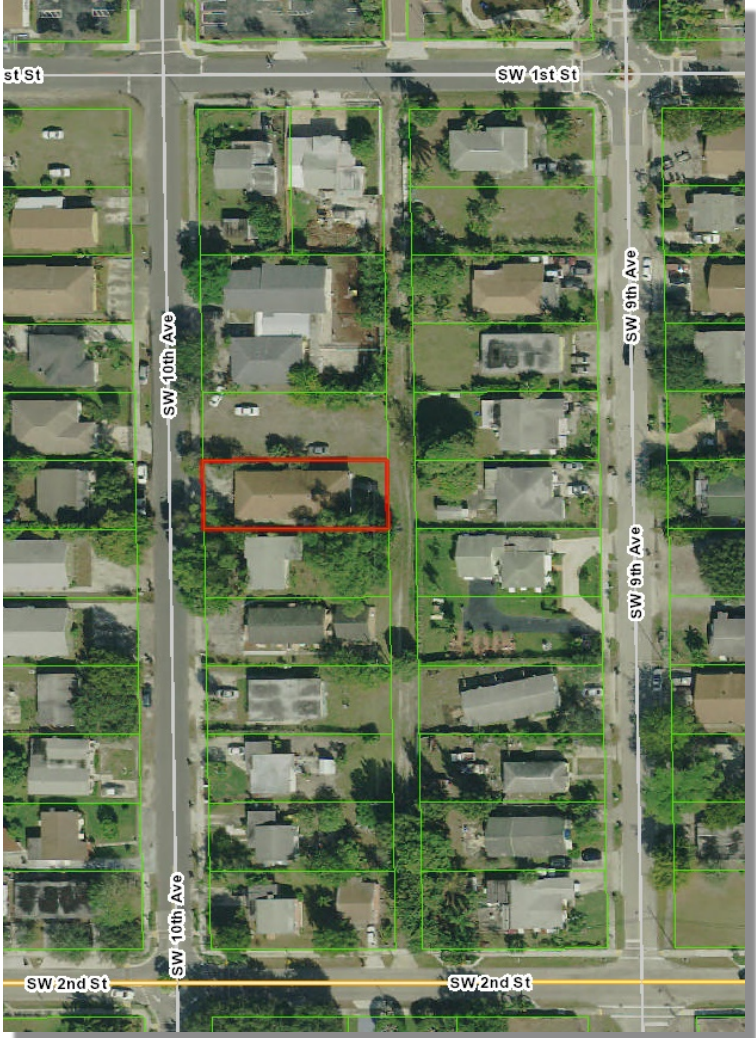
121 SW 10TH AVENUE
DUPLEX RENOVATION

HATCHER CONSTRUCTION &
DEVELOPMENT, INC.

CONTRACT AMOUNT = \$119,757.23



PROJECT LOCATION & EXISTING CONDITIONS





OVERVIEW OF PROJECT

The renovation in each unit of the duplex includes the following:

- New Kitchen and Bathroom
- New Impact Windows and Doors
- Re-painted Exterior
- New Flooring & Finishes
- New Plumbing
- Upgraded Electrical
- Troubleshoot & Repair of HVAC systems and Ductwork Cleaning
- General Site Improvements



STAFF RECOMMENDATION

Bid Summary

- Three Bids were received
- Low bidder was deemed unresponsive due to several deficiencies in proposal
- Remaining two bidders were determined to be responsive

Project Award

Hatcher Construction & Development, Inc.

Waive Performance & Payment Bond Requirement

Pursuant to Section 255.01(1)(d) for projects less than \$200,000



ITEM 8D.

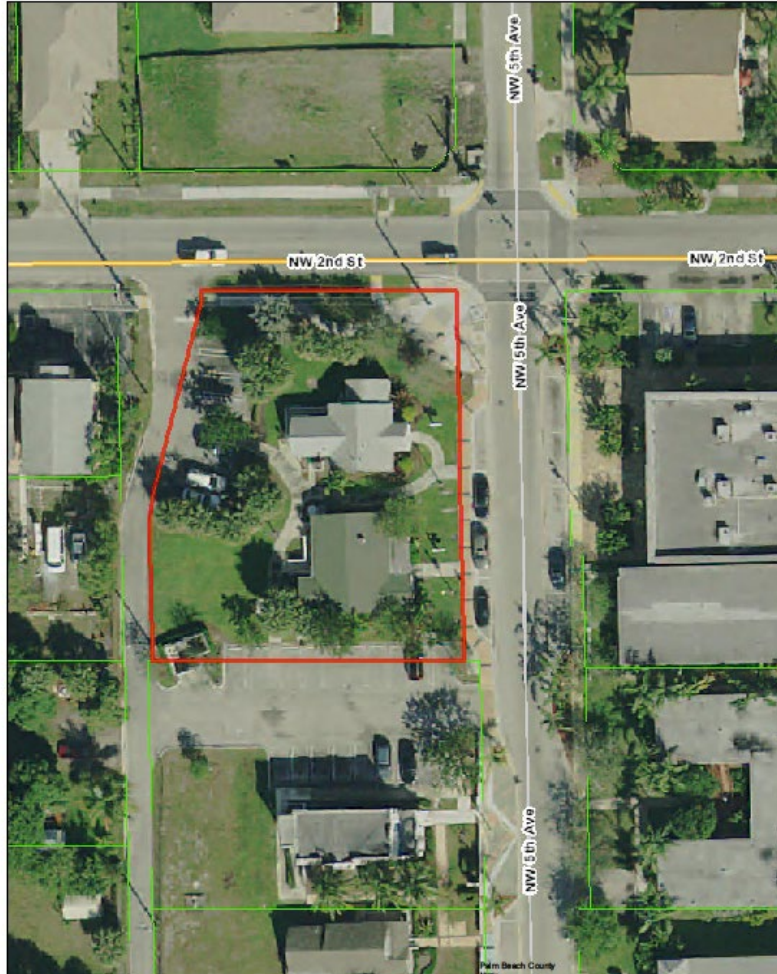
FIRST AMENDMENT TO LEASE
182 NW 5TH AVENUE

THE MONOGRAM CLOSET

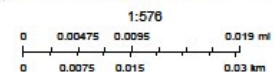


THE MONOGRAM CLOSET

182 NW 5TH AVE



June 4, 2019





THE MONOGRAM CLOSET OVERVIEW OF LEASE TERMS

- April 24, 2015 - CRA awarded a 4-year commercial lease agreement to The Monogram Closet at \$16/SF (Gross) with \$1 per s.f. escalator each year. Currently \$19/SF
- Monogram Closet responsible for property taxes, insurance and minor maintenance
- June 30, 2019 - Term of the lease expires
- First Amendment to Commercial Lease Agreement - Extends the lease for 1 year at a rate of \$20.00/SF (Gross) or \$2,416.66 per month



ITEM 8E.

INTERLOCAL AGREEMENT

ECONOMIC DEVELOPMENT
POSITIONS



ITEM 8F.

APPOINTMENT OF EXECUTIVE DIRECTOR