The logo of the Delray Beach Community Redevelopment Agency is a circular emblem. The top half features a stylized house with a green roof and a red chimney. The bottom half features a blue and white wave pattern. The entire emblem is set against a light blue background.

Delray Beach Community
Redevelopment Agency
Board Workshop

Tuesday, May 14, 2019
10:00 a.m.



ITEM #4A.

KEEP IT LOCAL
AND DISPARITY STUDIES





\$7.1B

\$1 : \$3

75 ¢ vs. 43 ¢*

* Source: Local Works! - Michigan



What is Keep it Local?



An effort by a community, organization or entity to find and source local resources to support their operations and growth. With a focus on reaching new customers, vendors, suppliers, contracts and people too.



Why Communities Keep it Local?



- Builds Community and Wealth
- Strengthens the Local Economy (Resiliency)
- Shapes a Community's Distinct Personality
- Creates a Healthier, "Greener" Environment
- Lowers Taxes
- Enhances Choices
- Creates Local Jobs and Opportunities
- Encourages more Charitable Donations



How the Public Sector Keeps it Local?



- Purchases More Goods and Services Locally
- Develops Formal Set-Aside Programs
- Implements Policies to Support It
- Creates Marketing Campaigns
- Fosters More Community Connections with (Re)Development Opportunities (Community Benefits)
- Joins with Others to Advance It Throughout the Community



Types of Formal Programs



Program Types <i>(Prime Contracts or Subcontracts)</i>	Mechanism (s)	Potential Strategies or End Results
Minority Business Enterprise Preference	Disparity Study	If Disparity is found, entity can formalize programs with goals or set-asides; additional staffing may be required to review bids, set goals, monitor results, conduct compliance and issue public reports
Small Business Enterprise Preference	Disparity Study	See above
Local Business Preference	Ordinance	Delray Beach enacted one in 2016
8(a) Business Development (owned by socially or economically disadvantaged people with net worth of < \$250,000)	Disparity Study	Federal
Other : Historically Underutilized Business Zones (HUB Zone), Service Disabled Veteran, Women)	Disparity Study	Federal



Existing Restrictions in 'Keeping it Local'



- Federal Transportation Projects
- Federal Aviation Projects
- Federal Emergency Management Agency Projects
- State Funded Construction Project (51% or more)



Another Side . . .



- NIGP: The Institute for Public Procurement
 - Critical of Preference Policies
- Association of Building Contractors
 - Influencing State Policies



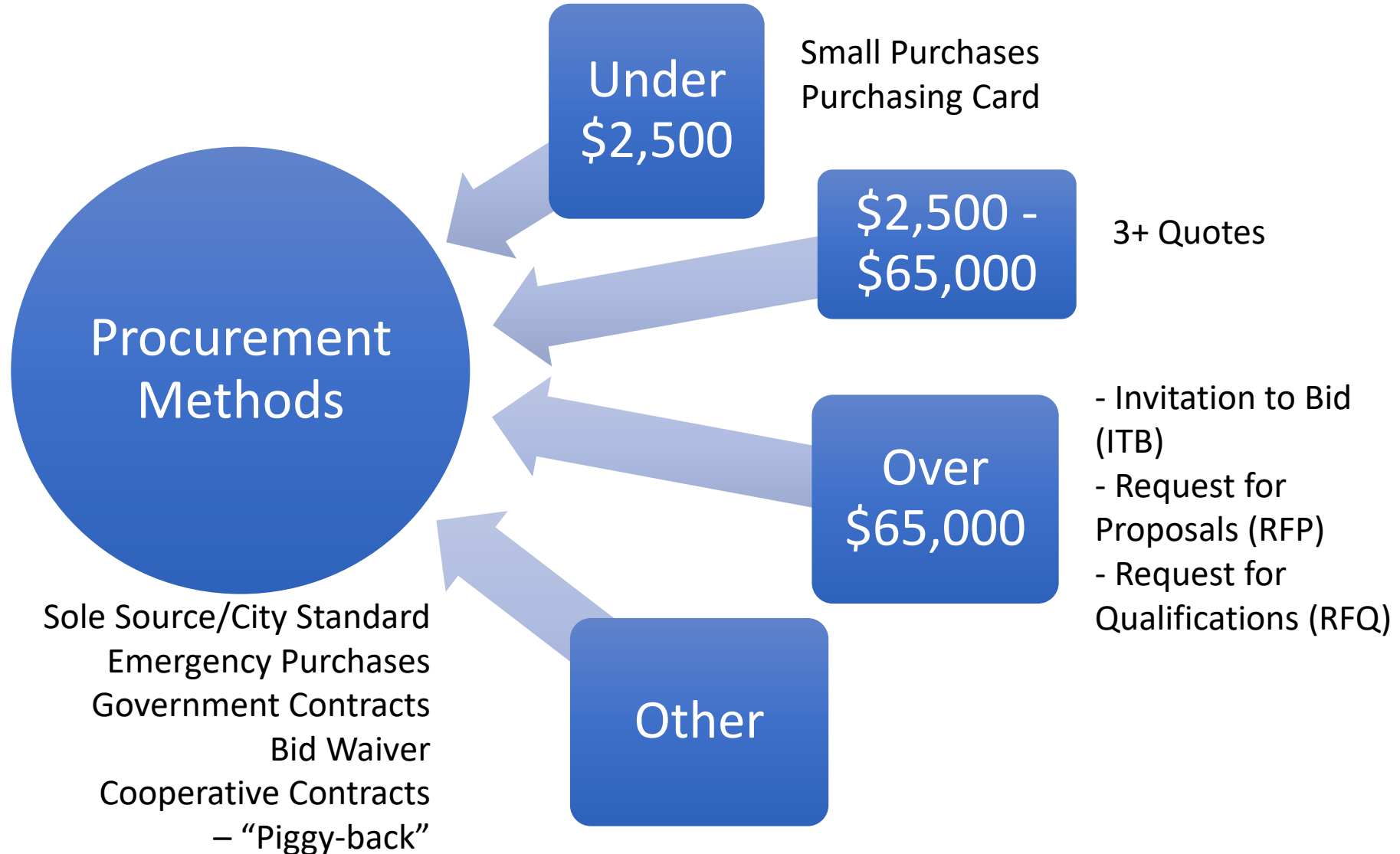
City's Purchasing Mission



- Provide fair, equitable, and timely acquisitions of goods and services for the City of Delray Beach.
- Bring the greatest value to the City and its residents in an efficient and cost-effective manner by incorporating technology, competition, and best practices.



City Procurement Methods





City Solicitation Process



- The City utilizes the following:
 - www.delraybeachfl.com
 - BidSync – www.bidsync.com
 - Request via email: purchasing@mydelraybeach.com
 - City Hall – Hard copies available
- These are the only authorized methods. Suppliers must verify the validity of solicitation documents and/or information received from other sources.



What the City Needs . . .



• Air Conditioning Services	• Landscape Maintenance
• Beach Cabana and Concession Services	• Printing Services
• Beach Cleaning Services	• Road Construction Materials
• Bulk Fuel	• Safety Shoes
• Construction Services	• Software
• Consulting Services	• Temporary Staffing
• Debt Collection Services	• Towing Services
• Event Security Services	• Uniform Rentals
• Extrication Equipment	• Vehicle Appraisal Services
• Health Care Services	• Vehicle Parts and Accessories
• Housing Rehabilitations	• Vehicle Purchases
• IT Equipment and Supplies	• Water Treatment Solutions
• Janitorial Supplies	



Other Interesting Items . . .



<ul style="list-style-type: none">• Bee Removal	<ul style="list-style-type: none">• Dog Food
<ul style="list-style-type: none">• Biomedical Waste Disposal	<ul style="list-style-type: none">• Fireworks Displays
<ul style="list-style-type: none">• Debris Removal Monitoring	<ul style="list-style-type: none">• Food & Beverage Catering
<ul style="list-style-type: none">• Dive Equipment	



Current Efforts



- Regional Vendor Events (City Purchasing)
- Reverse Trade Shows (NIGP) (City Purchasing)
- Annual “Keep It Local” Seminars (OED)
- CRA - TED Center and Florida Women Business Center Partnership
 - Small Business Certification
 - Government Contracting Sessions
- Technical Assistance (Florida SBDC @ FAU Research – 2nd Floor of the Library)



Obstacles for Small Businesses



- Knowledge of “Right” Opportunities at “Right Time”
- Bonding Capacity
- Adequate Insurance
- Sufficient Cash Flow
- Appropriate Compliance Support



What's Missing?



- Discussion / Consensus by Policy Makers
- United Leadership and Approach by City and CRA
- Better Understanding of Local Marketplace and Capabilities
- Accessible Registry of Qualified or Certified Local Businesses
- Local Solutions to Known Barriers
- Regular Community Outreach
- Lead Entity / Department / Office



A Key Question



What can / should we be doing to encourage the use of more local resources to grow a stronger more resilient economy while building wealth in Delray Beach?

(Related Item #9H on CRA Regular Meeting)

ITEM #4B.



LOCAL WORKFORCE DEVELOPMENT INITIATIVES



Why Workforce Development Matters?

- Supports the Talent Development of Locals
- Provides Greater Economic Opportunities for All
- Attracts and Grows Better Jobs – Jobs Follow People
- Raises Local Incomes
- Tackles Poverty
- Reduces Inequities



Ready Workforce for Today and Tomorrow



Connections to City Comprehensive Plan

- Economic Prosperity Element
 - Goal ECP 1: Talent & Human Capital
 - *Attract new workers and cultivate grassroots talent including the hard to employ, out of work and entrepreneurs who will drive a resilient and robust economy focused on legacy industries and new industry clusters*
- Education Element
 - Goal EDU 2: Extracurricular and Lifelong Learning Initiatives
 - *Provide and support extracurricular education and lifelong learning initiatives for residents of all ages and continuing education opportunities for local businesses*



What's In the Works

- Trades Certificates @ Palm Beach State College (*Lead: Neighborhood & Community Services with support from CRA and OED*) (*Champion: CRA Commissioner Angie Gray*)

FREE Class
SO, YOU'RE INTERESTED IN CONSTRUCTION?

May 8, 2019 | 5PM-7:30PM
Pompey Park Recreation Center
1101 NW 2nd Street
Delray Beach, FL 33444

Men & Women
18yrs. & Up

FREE Trade Certificates
Upgrade Your Skills...Improve Your Salary Outlook...
Learn a New Trade and get certified!
Join this fast track to a new career in:

- Carpentry
- Electrical
- Plumbing
- HVAC
- Welding

Guest Speaker: Ann McNeil, Owner of the First African American Female Construction Company in the State of Florida & Palm Beach State College



For More Information contact Angie Gray at (561) 350-0611





What's In the Works

- Girls Go Build Summer Program at Milagro Center (*Lead: Janet Meeks, Education Office*)
- Reentry Program Feasibility (*Lead: Neighborhood & Community Services with support from OED*) (*Champion: Vice Mayor Shirley Johnson*)
- KOPMN (Aviation, Youth Entrepreneurs) (*Lead: C.Ron Allen*)
- Eckerd Connects (Disconnected Youth Ages 16 – 24) (*Lead: Patrick Glover*)
- Goodwill Industries Job Connection, Delray Beach
- Wayside House - Tina Posner Career Center (*Lead: Marlies Jones*)
- TED Center (Youth Entrepreneurs) (*Lead: Seabron Smith with funding from CRA*)
- Private Sector (Auto Repair) (*Lead: Neighborhood & Community Services*)



Possible Transformational Projects

- Establishment of Village Center and Redevelopment of the Delray Full Service Center (*Lead: School Board of Palm Beach County*)
- Recruitment and Relocation of Tech Garage to Delray Beach (*Lead: Janet Meeks, City's Education Coordinator*)



Potential Next Steps . . .

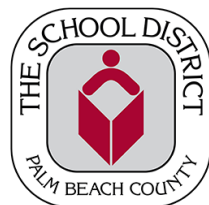
- Expand Night Offerings at Atlantic Community High School
- Attract In-area Courses by Regional Higher Education Partners (Palm Beach State College, FAU, Lynn University)
- Strengthen and Grow Partnerships with South Tech and Palm Beach State College
- Local Workforce Development Roundtable (Co-Leads: OED and Chamber of Commerce)
 - CEO Representative from each Delray Beach Key Industry + Subject Matter Experts from CareerSource, Manpower, Local Partners and Trade Associations)
 - Business Services; Hospitality and Tourism; Distribution and Electronic Commerce; Marketing, Design and Publishing; Financial Services; Video Production and Distribution; Education and Knowledge Centers; Local Health Services; Local Real Estate, Construction and Development





Potential Next Steps . . .

- Completion of a Survey of Businesses to Assess Hiring and Skills Needs + Reentry Friendliness (*Cluster Study*)
- Develop Local Education Programs Focused on Target Clusters (*Cluster Study*)
- Long-term Partnerships to Develop Educational, Occupational Mentoring, Training and Development Programs (*Cluster Study*)



ITEM #4C.



UPDATE ON CAREER COTTAGE ACTIVITIES



CAREER COTTAGE TEAM



Team Lead: Michael Corbit
President/CEO: Steve Craig

Team Lead: Angela Campbell
Regional Director: Joan Greenberg



HOT JOBS @ CareerSource



Systems Administrator - IT Field Support
LOCATION
Boca Raton
REQUIREMENTS
Bachelor's degree. Minimum 12 months experience.
TO APPLY
Call 561.340.1060 ext. 2301 • Visit one of our three career centers • Go to employflorida.com to search for job order 10950637
SALARY
\$20.00/hour

Maintenance Tech/Handy Person
LOCATION
Palm Beach
REQUIREMENTS
High school diploma/equivalent. Minimum 12 months experience.
TO APPLY
Call 561.340.1060 ext. 2435 • Visit one of our three career centers • Go to employflorida.com to search for job order 10947207
SALARY
\$17.00-\$18.00/hour

Armed Security Guard (Paramedic)
LOCATION
West Palm Beach
REQUIREMENTS
High school diploma/equivalent. Minimum 12 months experience.
TO APPLY
Call 561.340.1060 ext. 2317 • Visit one of our three career centers • Go to employflorida.com to search for job order 10939023
SALARY
\$18.50 - \$21.00/hour

Monitor Technician
LOCATION
Delray Beach
REQUIREMENTS
High school diploma/equivalent. No minimum months experience.
TO APPLY
Call 561.340.1060 ext. 2353 • Visit one of our three career centers • Go to employflorida.com to search for job order 10935803
SALARY
\$12.34-\$17.28/hour

<https://www.careersourcepbc.com/job-seekers/hot-jobs>



HOT JOBS @ Manpower



MANPOWER IS HIRING!




MANY POSITIONS AVAILABLE

- Administrative
- Assembly Workers
- Customer Service
- Quality Control
- Production
- Warehouse



For additional information please contact Lupita Pulles at 561-694-6700 or lupita.pulles@manpower.com

186 NW 5TH AVE, DELRAY BEACH, FL 33444

Machinist – Woodworking	\$13 - \$15 per hour DOE
Patient Care Coordinator	\$13 - \$15 per hour DOE
Systems Administrator	\$32 - \$44 per hour DOE
Maintenance	\$13 - \$14 per hour DOE
Customer Service	\$14 per hour
Receptionist	\$12 per hour

<https://manpowersfl.com>



PERFORMANCE TO DATE*



Total Job Seekers

1,813



Total Services Provided

9,063



Total Job Placements for S. County

2,677



DB Job Placements

564



Top Employers

1. City of Delray Beach
2. Bridgestone Retail
3. iPic Entertainment
4. Terminix International
5. American In-Home Care

*January 18, 2018 - April 15, 2019



TESTIMONIALS



Team Lead: Michael Corbit

Sue, a Delray Beach resident who wanted to eliminate dependency on benefits to achieve financial stability.

Lori, a Delray Beach resident who obtained a nursing positions through the Career Cottage.



TESTIMONIALS



Team Lead:
Angela Campbell

“Angela Campbell helped me get an interview faster than I could on my own. I thank Ms. Campbell and Manpower for helping me get back into the workforce.” - G. Smith

“Lupita Pulles is amazing and one of the friendliest people I have ever met. She was able to help find a job that I enjoy. Highly recommend to anyone trying to find a job or just a temp position for some extra money.” - [Joel Torres](#)

“I have never used a temp service for employment, but chose to due to overwhelming positive feedback from friends. I spoke to Lupita, who in turn conducted a thorough interview to assess my skills. She placed me in a position that kept me busy and engaged. I’m extremely satisfied and grateful for all her help. Anyone looking for employment should reach out to Manpower Delray.” - [Andy Ramire](#)

“I stopped by the Manpower Delray Beach office on a Wednesday as I was recently laid off and met with a recruiter named Lupita. She was super helpful and walked me through how an employment agency works. Lupita was able to find me a contract to permanent job within 1 week of meeting her. I highly recommend Manpower if you are looking for work.” - Angie Johnson

“I met with Angela and Lupita in the Career Cottage and they were super helpful finding me a permanent job quickly.” - Susie Jones



UPCOMING EVENTS



Job Readiness Workshops – NEW!

- CareerSource: June 4 / July 18 / August 15/ September 19
- Manpower: June 19 / July 10 / August 14 / September 18
- Recommended Place: CRA Pop Up Pop In Center, 708 West Atlantic Avenue
- Topics: Work Readiness, Soft Skills, Resume Writing, Dress for Success, Interviewing Skills, Job Searching, Closing the Deal, Working with a Recruiter, 5 Ways to Stand Out, Land an Interview, How to Impress An Employer, Adapting Skills to Changing Technology



Potential CRA Board Workshop Topics

- **June**


- The Set Transformation Plan
- The Set Branding
- Neighborhood Identification Signs

- **July**

- Alleyways

- **August**

- FY 2019-2020 Draft Budget
- A-GUIDE

The logo is a circular emblem with a grey border. The top half features a stylized house with green and red vertical stripes. The bottom half features a light blue background with white and light blue stylized waves or leaves.

Delray Beach Community
Redevelopment Agency
Board Meeting

Tuesday, May 14, 2019
1:30 p.m.

ITEM #9A.



AUDITED FINANCIAL STATEMENTS

FISCAL YEAR 2017-2018

ITEM #9B.



GENERAL FUND CARRY FORWARD REPORT

FISCAL YEAR 2017-2018 FUNDS
TO
FISCAL YEAR 2018-2019 BUDGET

Delray Beach CRA General Fund Carryforward Report



General Carry Forward	\$ 11,365,186
5351- SW 3 rd Ct, 4 th St, 6 th St, 7 th St Reconstruct	\$6,800,000
7335- Clean & Safe	\$2,360,000
7470- International Tennis Tournament	\$905,000
8606- US1 Corridor Improvements Debt	\$420,149
8610- Debt Bond Payment	\$880,016
Total Expense	\$11,365,165

ITEM #9C.



BUDGET AMENDMENT NO. 2

FISCAL YEAR 2018-2019



Highlights from Budget Amendment #2

CRA Sub-Area	CRA GL#	Project Name	CRA Budgeted	<i>Proposed Changes</i>	<i>Proposed Budget</i>
2	5201	OSS Campus/Park Improvements – Design/Const.	\$700,000	(\$300,000)	\$400,000
1-8	5236	Wayfinding Signage – Design & Implementation	\$400,000	(\$200,000)	\$200,000
2	5251	NE 3 rd Street/Avenue/Alley Improvements – Construction	\$2,000,000	\$250,000	\$2,250,000
2,3	5253	Swinton/Atlantic Intersection - Design	\$500,000	(\$300,000)	\$200,000
8	5351	SW 3 rd Ct/SW 4 th St/SW 6 th St/SW 7 th Ave/Alleys - Construction	\$6,900,000	\$2,100,000	\$9,000,000
8	5360	Block 63 Alley – Construction	\$265,000	\$75,000	\$340,000
7	5510	Osceola Park Neighborhood – Construction	\$1,000,000	(\$1,000,000)	\$0 (FY19-20)
4	5622	NW Neighborhood Design	\$1,000,000	\$800,000	\$1,800,000
4	5621	Pompey Park Master Plan – Design	\$550,000	(\$550,000)	\$0 (FY19-20)
6	5662	Hilltopper Stadium Restroom/Concession Bldg - Construction	\$600,000	(\$600,000)	\$0
4,8	5650	Sidewalks- NW/SW Neighborhood		\$45,000	\$45,000
8	6621	Carver Square Neighborhood Corey Isle Housing	\$1,000,000	\$1,125,000	\$2,125,000



ITEM #9D.

SECOND AMENDMENT TO CONSTRUCTION/PROFESSIONAL SERVICES INTERLOCAL AGREEMENT

EXHIBIT "B"

Fiscal Year 2018-2019 Projects					
CRA GL#	City Project #	Project Name	CRA Funding	Increase (Decrease)	Adjusted Amount
5201	16-004	OSS Campus/Park Improvements - Design	\$700,000	(\$500,000)	\$200,000
	TBD	Wayfinding Signage—Design & Implementation	\$400,000		-
5251	11-024	NE 3rd Street/Avenue/Alley Improvements—Construction	\$2,000,000		-
5253	TBD	Swinton/Atlantic Intersection - Design	\$500,000	(\$300,000)	\$200,000
5630	17-117	Swinton Avenue Complete Street - Design	\$200,000		\$200,000
5351	17-108	SW 3 rd Ct/SW 4 th St/SW 6 th St/SW 7 th Ave/Alleys - Construction	\$6,900,000	\$2,100,000	\$9,000,000
5355	17-169	Meritt Park Playground - Poured-in-Place Surfacing – Construction	\$200,000		\$200,000
5360	15-001	Block 63 Alley – Construction	\$265,000	\$75,000	\$340,000
5361	17-103	SW Neighborhood Alleys—Construction	\$930,000		-
5510	16-095	Osceola Park Neighborhood—Construction	\$1,000,000		-
5622	17-004	NW Neighborhood Design	\$1,000,000	\$800,000	\$1,800,000
5621	16-596	Pompey Park Master Plan—Design	\$550,000		-
5662	17-102	Hilltopper Stadium Restroom/Concession Bldg—Construction	\$600,000		-
6206	15-040	NW 5 th Avenue Alleys - Construction	\$740,000	(\$475,000)	\$265,000
5210	13-022	S Swinton Ave & SW/SE 1 st Street (Mast Arm Traffic Signal)	\$250,000		\$250,000
5650	TBD	CRA Sidewalk Project	\$45,000		\$45,000



ITEM #9E.

WORK ASSIGNMENT

KIMLEY-HORN

WAYFINDING SIGNAGE DESIGN

CONTRACT AMOUNT: \$147,850.00



SCOPE OF SERVICES

- Tasks

	Deliverable/Time to Complete from Notice to Proceed
Part I	Design Development: 3 months from Notice to Proceed
Part II	Limited Signage Bid Docs: 3 months approval of Final Concept
Part III	Permitting: up to six months (occurs concurrent to Part II)
Part IV	Duration of Bidding anticipated to be two months (occurs concurrent to Part III)

	Description	Total	
Part I	Design Development	\$ 63,930	Lump Sum
Part II	Limited Signage Bid Documents	\$ 61,545	Lump Sum
Part III	Permitting	\$ 9,920	Lump Sum
Part IV	Limited Bidding Assistance	\$ 3,640	Lump Sum
Part V	Meetings Task	\$ 8,815	Lump Sum

\$ 147,850.

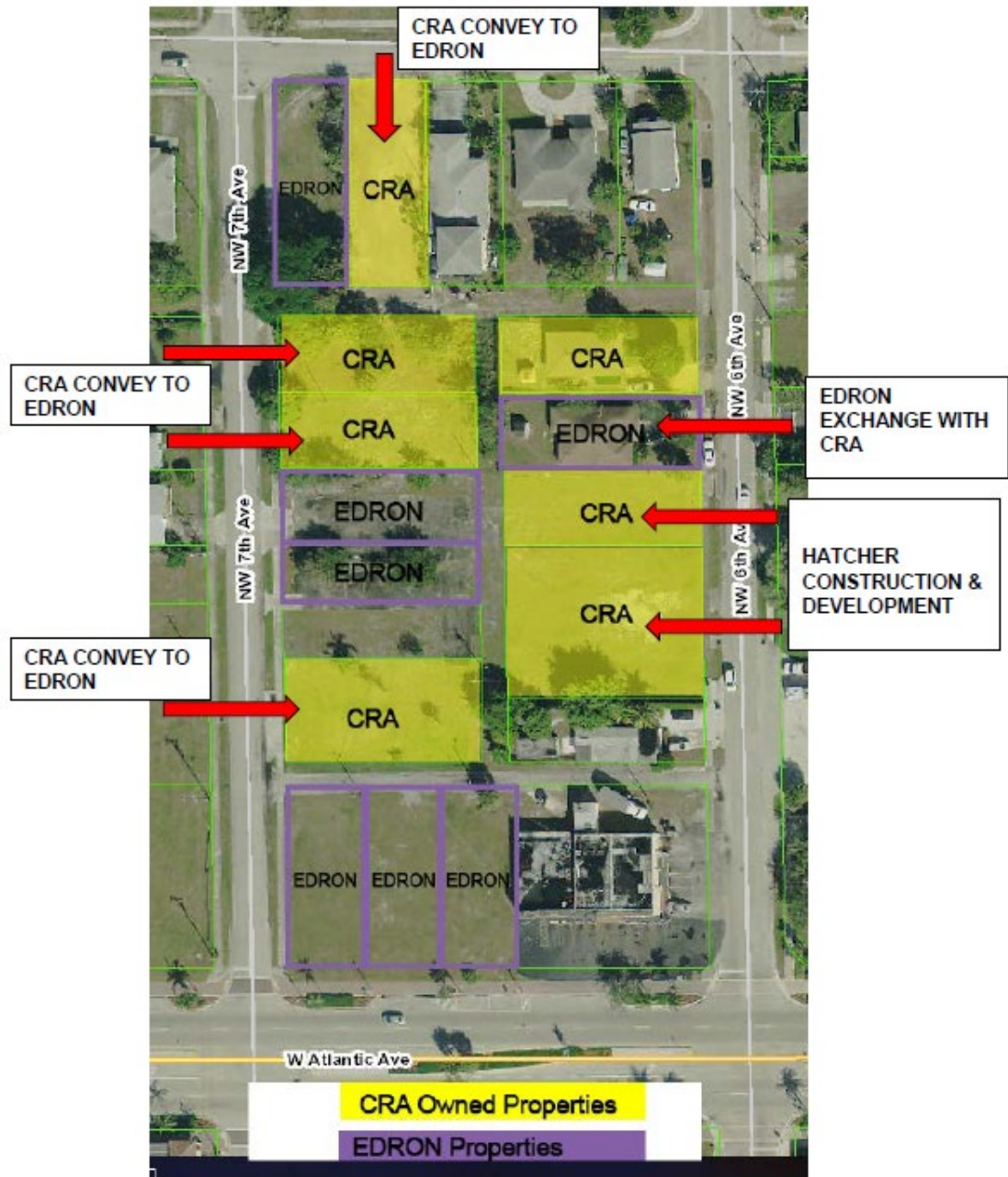
*Services are anticipated to be completed within 365 from the time a notice to proceed is issued.



ITEM #9F.

UPDATE
PURCHASE & SALE AGREEMENT
EDRON, LLC

NW 600 BLOCK W. ATLANTIC
AVENUE



ITEM #9G.

NEW TOOL:

PROJECT CONSULTANCY +
DESIGN SERVICES PROGRAM



PROJECT CONSULTANCY + DESIGN SERVICES PROGRAM

Level 1 – Project Consultancy Services

- For prospective tenants (pre-lease) and property owners in early planning-idea phase
- Up to 5 hours of 1:1 consulting with architect, funded by CRA via work assignment
- Feasibility Plan – preliminary design concept; sketches; project scope; preliminary costs; list of approvals required

PROJECT CONSULTANCY + DESIGN SERVICES PROGRAM

Level 2 – Project Design Services

- For tenants and property owners moving forward with projects that require signed & sealed plans + building permits
- Subject to the approval of a funding agreement with applicant, providing for project scope, terms & conditions
- Signed & Sealed Plans – scope to be determined per project, including architectural, M/E/P, landscape design, civil, surveying, IT, etc.
 - Services provided by professionals pre-qualified by CRA, or registered with CRA by the applicant

NEXT STEPS – TODAY & BEYOND

1. Approve proposed guidelines for Project Consultancy + Design Services Program
2. Outreach campaign to recruit participation from property owners, businesses and prospective tenants
3. Issue Request for Letters of Interest to pre-qualify design firms for Level 2 design services
4. Revisit program after one year and revise procedures as necessary



ITEM #91.

UPDATE

TRANSPORTATION SERVICES



UPDATE TRANSPORTATION SERVICES

Downtowner's Letter Proposal

Operate only the Point to Point Pilot Program:

- 6 GEM Carts + 1 Wheelchair accessible Cart
- Cost \$582,000 (First Year)
- Ad Revenue to offset operational cost
- Provide technology, hardware, reporting and training at no cost to the Fixed Route provider
- Fully Integrated System: One App for Both Services
 - Real-time tracking of vehicles and ETA's to each stop
 - Ridership data for both programs

	Proposal	
	RFP	Update
Standard Vehicle	8 GEM	6 GEM
Wheelchair Accessible	1	1
Vehicles in Fleet	9	7
Max. Vehicles on the Road	4	3
Annual	\$591,985	\$582,000

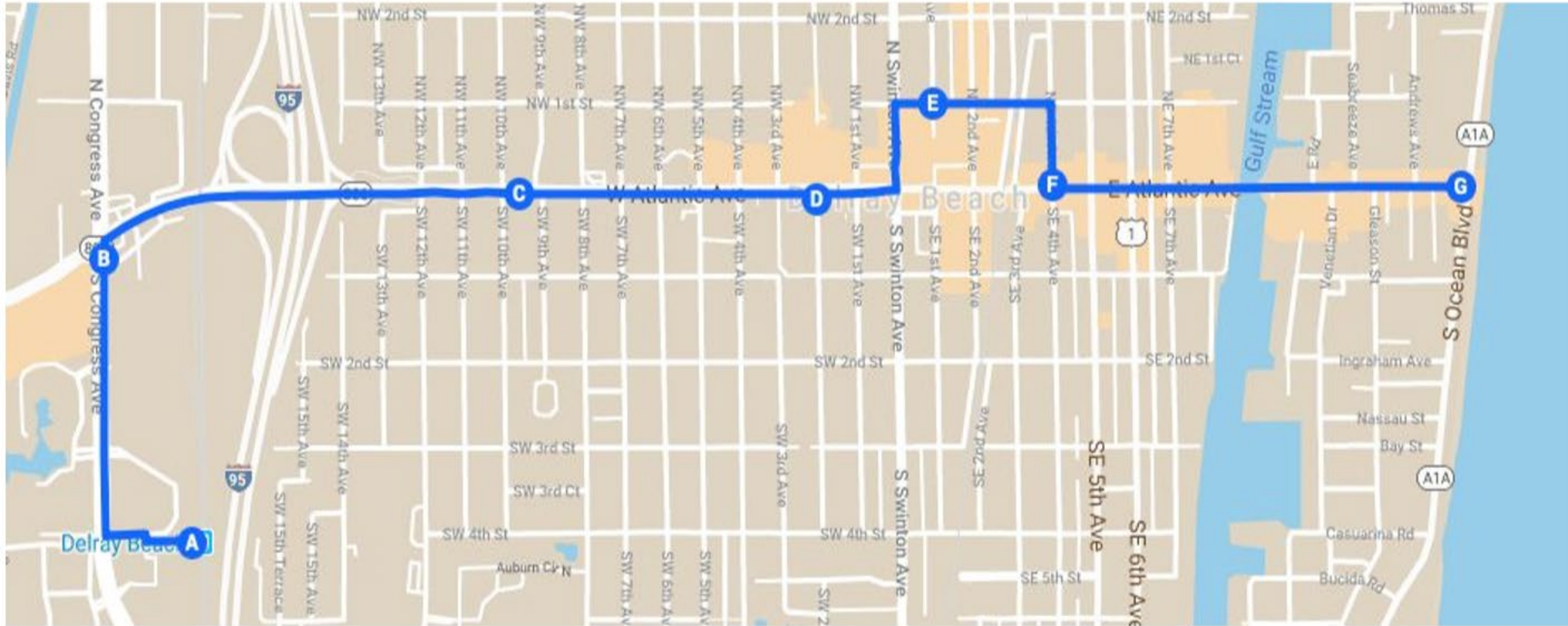
Fixed Route Program

- CRA staff will negotiate with the second highest ranked proposer: First Transit, Inc. - \$512, 606.00 (First Year)
 - Vehicle type, Cost and Date of Implementation Services
 - Note: Cost does not include technology
- Proposed Fixed Route



PROPOSED ROUTE

Fixed Route Program



ITEM #9J.

DIRECTION

HISTORIC HOUSE RELOCATION

215 NE 7TH AVENUE



B.M.1: SET MAG NAIL IN ASPHALT PARKING LOT EL=100.00' (ASSUMED) 3.7'N, 85.4'W OF N.W. PROP. COR. (N.T.S.)

BLOCK 60 PARKING CONDOMINIUM AS PER O.R.B. 8915, PG. 163 NOT INCLUDED IN THIS SURVEY NO DRIVEWAY WITHIN 50'

(2) NEW TREES

BLOCK 60 LOT 6 NEW WALK

±7.5'

±15'

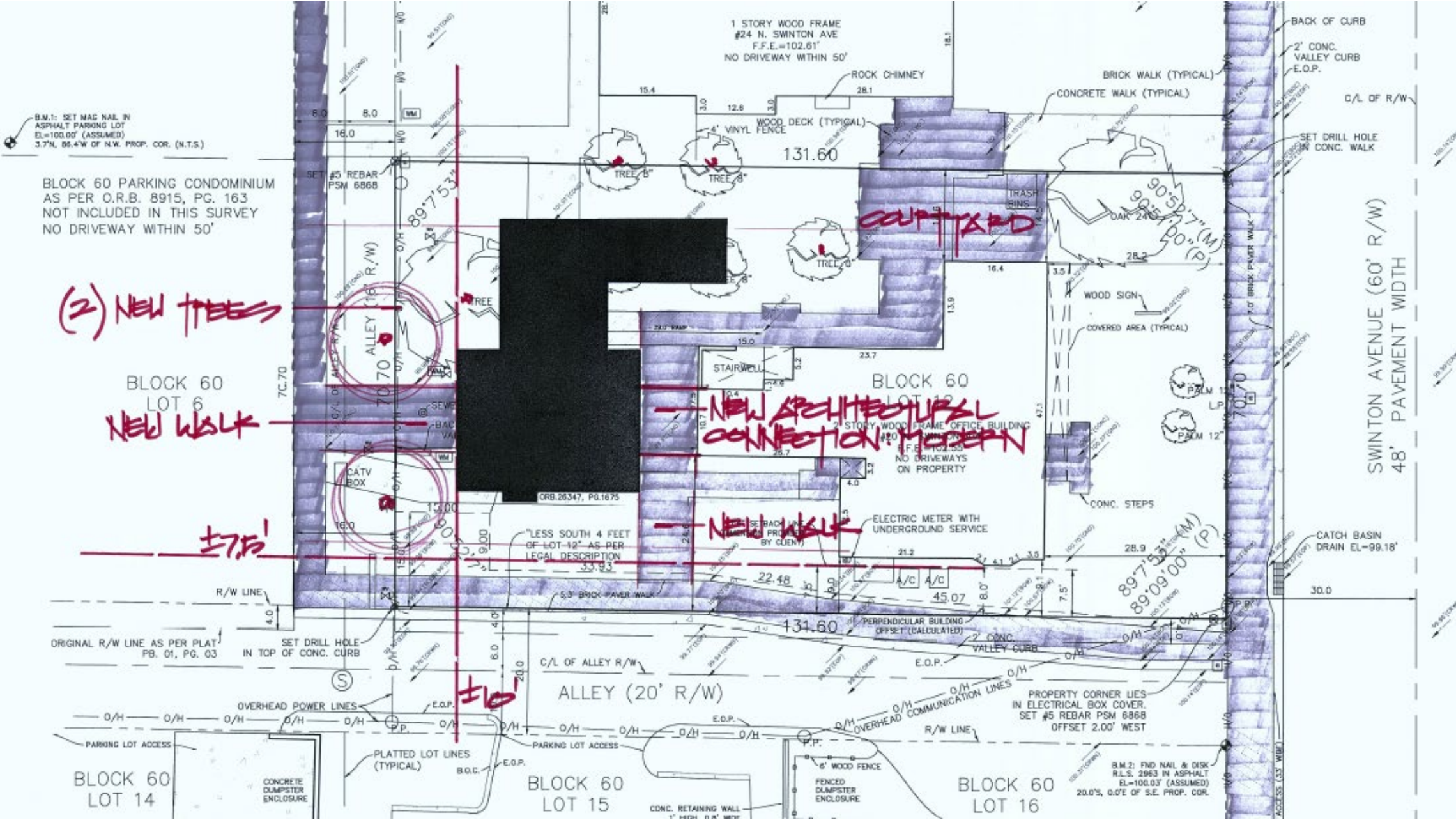
1 STORY WOOD FRAME #24 N. SWINTON AVE F.F.E.=102.61' NO DRIVEWAY WITHIN 50'

COURTYARD

NEW ARCHITECTURAL CONNECTION: MODERN

NEW WALK

SWINTON AVENUE (60' R/W) 48' PAVEMENT WIDTH



B.M.2: FND NAIL & DISK R.L.S. 2063 IN ASPHALT EL=100.03' (ASSUMED) 20.0', 0.0'E OF S.E. PROP. COR.

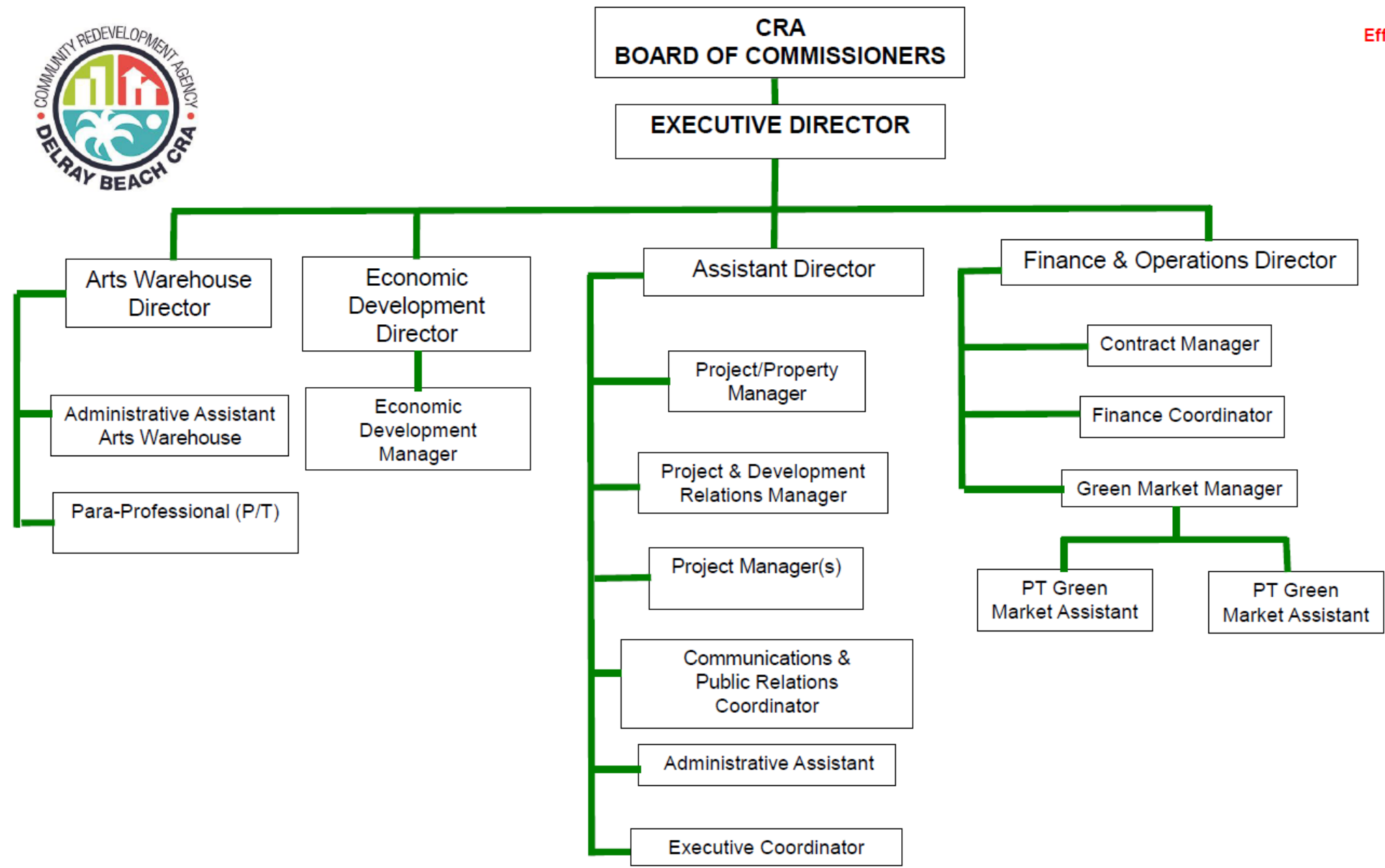
ITEM #9K.



CRA ORGANIZATIONAL CHART

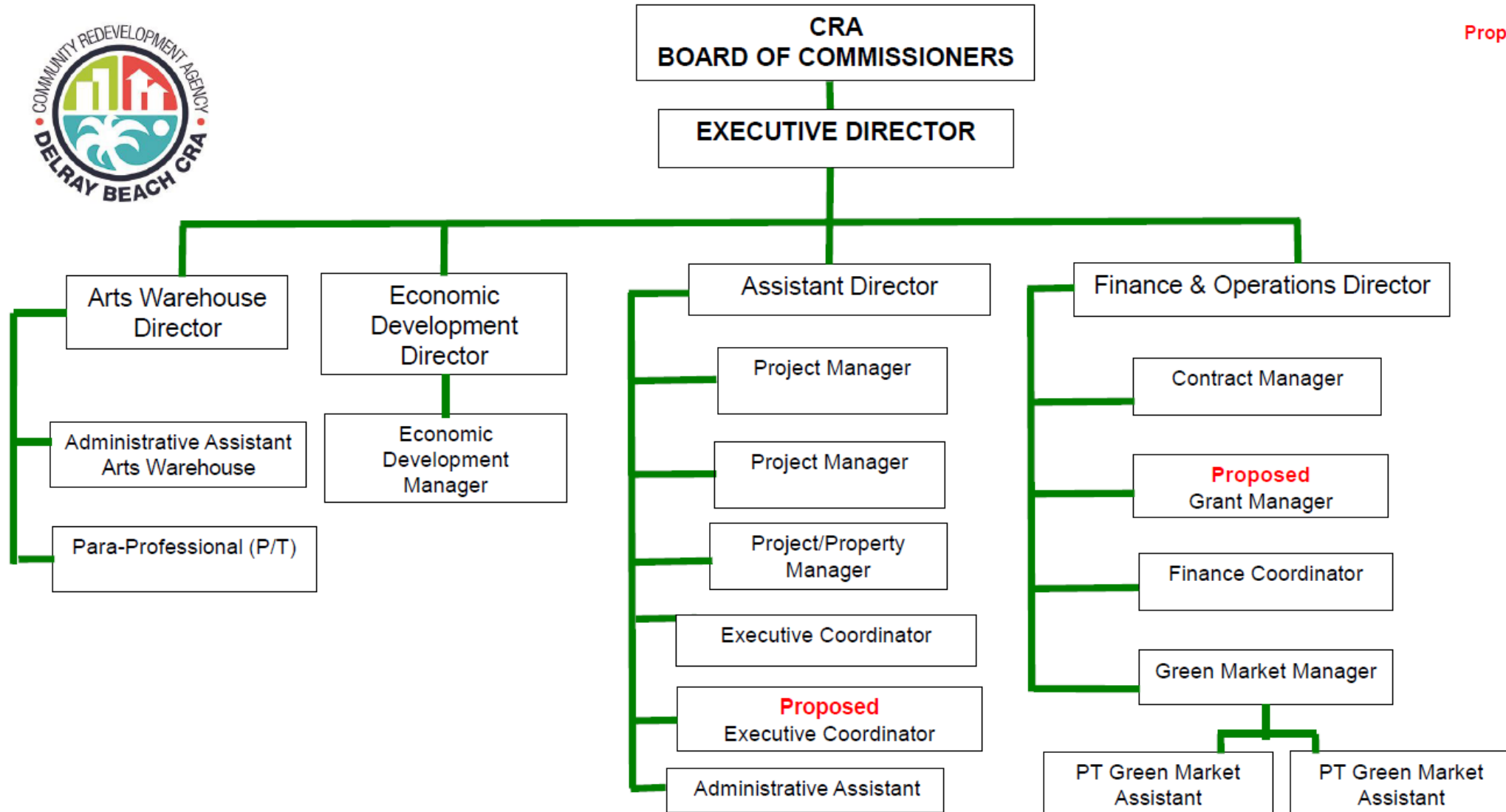


Effective 11/13/18





Proposed 5/14/19





ITEM #9L.

EXECUTIVE DIRECTOR'S ANNUAL EVALUATION

