Respectfully Request

• Direct staff to:
  • Delay drafting and sending notice of default
  • Prepare a 4th amendment to:
    • Extend the Application Date in the PSA to March 16, 2020
    • Extend the Public Commitments deadline to March 16, 2020
    • Approve and incorporate the FABRICK plan into the PSA
  • Schedule a Special Meeting (week of Feb. 3rd) to APPROVE 4th Amendment
Recent History

• Have been negotiating with grocers since award

• Changed the land use and zoning on CRA and private properties to effectuate the density required for the project

• Appeared at November CRA meeting to increase the Application Date requirement by 60-days (Jan. 17th)

• We thought there was a clear understanding to bring a revised site plan back to this board for approval and extension of the Application date

• Acquired additional property on the 700-block, 2 signatures on the 800-block
The RFP

• Sought a developer and a concept, not a fully baked site plan

SECTION I: INVITATION AND GENERAL INFORMATION

The Delray Beach Community Redevelopment Agency ("CRA") is seeking qualified developers to lease or purchase, and redevelop parcels owned by the CRA. The redevelopment sites are located within "The Set" of the CRA District on the south side of West Atlantic Avenue, between SW 6th and 8th Avenues ("Project Site") as shown on the attached map (Exhibit "A"). Associated map reference number, Palm Beach County Property Appraiser Property Control Numbers, and legal descriptions are also included (Exhibit "B").

B. Site Plan Submitta: Submit a conceptual site plan and one or two conceptual elevations on a sheet or sheets measuring 24" by 36" at a scale of one-inch equals twenty feet (1" = 20'). The site plan should include, at a minimum, the location of proposed building(s) and the public streets surrounding the site. The plans must

C. Floor Plan: Submit basic floor plans of the proposed buildings on a sheet or sheets measuring 24" by 36", primarily for the purpose of indicating the square footage of each use. The Proposer(s) may choose an architectural scale appropriate to communicate the concept of the proposed project. In addition, the Proposer(s) should reduce the floor plans to a format measuring 8 ½" by 11" or 11" by 17" for ease of distribution, and an electronic version of the same on PDF format.
What Created the Redesign?

• To attract a national grocer the space had to be relocated on Atlantic with dedicated parking and BOH functions
• Required a whole redesign of the 600-block
• Acquisition of private property on the 700-block necessitated redesigning the whole block
• Strong demand for commercial office space
• 800-block offers easy access from I-95
• Creates day-time foot-traffic for the grocer and the rest of the Project
View from Atlantic (East)
View of SW 8th Ave
Views of the 800 and 700 Blocks
Views of 7th and the 600 Block
Frog Alley (East) from 7th
Frog Alley on the 700 Block
South of 800 Block (West)
South of 700 Block (West)
Atlantic Ave. (East)
3rd & 4th floor plans
600 Block Elevations
700 Block Elevations
700 Block Elevations
800 Block Elevations
800 Block Elevations
<table>
<thead>
<tr>
<th>Category</th>
<th>RFP Plan</th>
<th>FABRICK</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units (mix of townhomes, 1BR, 2BR, 3BR)</td>
<td>165</td>
<td>201</td>
<td>22%</td>
</tr>
<tr>
<td>Commercial Office (includes incubators, workforce training, etc...)</td>
<td>21,600 SF</td>
<td>50,174 SF</td>
<td>132%</td>
</tr>
<tr>
<td>Retail (include F&amp;B)</td>
<td>43,300 SF</td>
<td>53,100 SF</td>
<td>23%</td>
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<tr>
<td>Parking Spaces</td>
<td>744</td>
<td>800 +/-</td>
<td>8%</td>
</tr>
<tr>
<td>Public Open/Green Space</td>
<td>40,000 SF</td>
<td>80,800 SF</td>
<td>100%</td>
</tr>
<tr>
<td>Grocery Space</td>
<td>33,000 SF</td>
<td>35,600 SF</td>
<td>8%</td>
</tr>
<tr>
<td>Above Grade Green Space</td>
<td>0 SF</td>
<td>19,000 SF</td>
<td>100%</td>
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</table>
Public Benefits

• A destination project with a national grocer to eliminate the food desert on W. Atlantic

• Open/public/green space increases and enhancements

• 800 +/- parking spaces (206+ public dedicated spaces)

• 40 workforce housing units, 10 more than previous

• More space for small, local businesses, incubators and CRA projects = BELOW MARKET RENTS
<table>
<thead>
<tr>
<th>Economic Benefits</th>
<th>RFP Plan</th>
<th>FABRICK</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Projections (FTE)</td>
<td>310 FTE jobs</td>
<td>454 FTE jobs</td>
<td>47%</td>
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<tr>
<td>Estimates of Employee Spending</td>
<td>$1,176,000</td>
<td>$1,909,900</td>
<td>62%</td>
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<tr>
<td>Retail Sales by Residents</td>
<td>$2,431,605</td>
<td>$2,962,137</td>
<td>22%</td>
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<tr>
<td>FL Sales Tax Generated by Project</td>
<td>$984,696</td>
<td>$1,144,725</td>
<td>16%</td>
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<tr>
<td>PBC Sales Tax Generated by Project</td>
<td>$164,116</td>
<td>$190,787</td>
<td>16%</td>
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<tr>
<td>City Revenue Generation</td>
<td>$135,350</td>
<td>$205,525</td>
<td>52%</td>
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</table>

Based on: “Measurements of Economic Impacts of Proposals for Development” (1/23/19) by PMG Associates, Inc.
Class V Application Milestones

Good evening Renee and Christine:

As discussed on Friday, January 24, 2020, should the CRA elect to grant the requested extension of March 16, 2020, we propose the following milestone schedule of deliverables to be transmitted on the below dates to the CRA. This will allow the CRA to monitor the progress of the application preparation / submittal process and can report same to its governing body, when required.

1. Transmitted on 2/14/2020
   a. Traffic Study
   b. Utility Owner Notification
   c. Site Plan
   d. Photos of Existing Property & Adjacent Properties
   e. Title for Lot 14 700 block

2. Transmitted on 2/28/2020
   a. Preliminary Engineering Plans
   b. Public Notice Documents
   c. Survey – updated w/Lot 14 700 block

3. Transmitted on 3/13/2020
   a. Landscape Plan
   b. Roof Plan
   c. Parking Plan
   d. Composite Overlay Plan
   e. Building Elevations & Floor Plans
   f. Palm Beach County School Capacity Availability Determination
   g. Signage Plan

We hope this will provide an insight as to our commitment to meet the March Class V application submittal date and will assist your Office in communicating same to the elected officials.

Thank you

Charles Carreno, PE | BH3 Management
21500 Boca Raton Boulevard | Suite 302
Aventura, Florida 33180
P 954 416 3405 | F 954 692 8086 | C 305 736 4208

Creating Value in Real Estate
www.BH3.com

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Conclusion

• Extending the Application Date for FABRICK is a win-win

• Iconic design, unparalleled public spaces, national grocer

• More opportunities, more workforce housing, more jobs created

• Many more approvals needed in site plan process

• Met with Development Services - Pre-app meeting last week

• Continued collaboration with the CRA to activate the site NOW

• Sent Exec. Director application schedule and milestone dates
ITEM 7A.

WAYFINDING SIGNAGE DESIGNS – OPTION SELECTION AND VEHICULAR SIGN LOCATION AND CONTENT UPDATE
| Number of statements or lines of text | 3 |
| Speed limit of road | 25 |
| Lateral distance to sign from furthest traveling lane | 20 |

**Approximate minimum letter height**: 4.25

- MUTCD manual ([https://mutcd.fhwa.dot.gov/SHSe/Design.pdf](https://mutcd.fhwa.dot.gov/SHSe/Design.pdf)) states that the letter height should be 4 for urban streets with speeds of 25 mph:

  For conventional roads in rural districts on major routes, the principal legend on guide signs shall be in letters at least 6 inches (150 mm) in height. On low-volume roads and on urban streets with speeds of 25 mph (40 km/h), the principal legend shall be in letters at least 4 inches (100 mm) high.
Option A

Delray Beach
Beaches  →
Downtown  →
Old School Square  →

P→

Delray Beach
Beaches  →
Downtown  →
Old School Square  →

P→

Delray Beach
Beaches  →
Downtown  →
Old School Square  →

P→

Delray Beach
Beaches  →
Downtown  →
Old School Square  →

P→
Option B

- Beaches
- Downtown
- Shopping and Dining
DELRAY BEACH

Beaches
Downtown
Shopping and Dining

DELRAY BEACH

Beaches
Downtown
Shopping and Dining

DELRAY BEACH

Beaches
Downtown
Shopping and Dining

DELRAY BEACH

Beaches
Downtown
Shopping and Dining
Option C

Beaches
Downtown
Shopping and Dining

Beaches
Downtown
Shopping and Dining

Beaches
Downtown
Shopping and Dining

Beaches
Downtown
Shopping and Dining

Beaches
Downtown
Shopping and Dining
Color Options

Color Scheme 1

Color Scheme 2

Color Scheme 3
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<th>Tasks</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
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<tr>
<td>Design Development - Progress up-to-date</td>
<td>Board’s decision</td>
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<td>NEXT STEPS</td>
<td>Final Design - Sign Array</td>
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<td>Part II - Bid Documents</td>
<td>100% Bid Doc drawings for each sign type</td>
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<td>Structural Concept design</td>
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<td>Site Plan for gateway signage</td>
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<td>Specification, performance standards</td>
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<td>City Bid Document assistance</td>
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<td>Part III – Permitting</td>
<td>FDOT Permitting - gateway signs</td>
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<td>City of Delray Beach sign permitting</td>
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<td>Part IV Limited Bid and Construction Phases</td>
<td>Addenda issuance</td>
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<td>Tabulate Bids, evaluation</td>
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Other Next Steps to be determined (if necessary and not part of this work assignment)
ITEM 7B.

DISCUSSION – REVISED INTERLOCAL AGREEMENT BETWEEN THE CITY AND CRA FOR FUNDING THE NE 3RD AVENUE/STREET PROJECT – FY 2019-2020
<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Current Commitment</th>
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<tr>
<td>CRA Commitment to City</td>
<td>$1,000,000.00</td>
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<tr>
<td>CRA Commitment to Developer</td>
<td>$250,000.00</td>
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<tr>
<td>Water/Sewer Network</td>
<td>$90,571.35</td>
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<td>Stormwater Administration</td>
<td>$62,819.66</td>
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<td><strong>Current Total Funding</strong></td>
<td><strong>$1,403,391.01</strong></td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$2,054,689.22</strong></td>
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<td><strong>Funding Shortfall</strong></td>
<td><strong>$651,298.21</strong></td>
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ITEM 7C.

POINT-TO-POINT TRANSPORTATION SERVICES – EXTENDED SERVICE AREA
Freebee Charging Stations
Service Area
Proposed Service Area
ITEM 7D.

THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT – BH3 MANAGEMENT, LLC – SW 600-800 BLOCKS OF W. ATLANTIC AVENUE
ITEM 7E.

EMANUEL JACKSON, SR. PROJECT, INC. – COMMERCIAL LEASE AGREEMENT

700 W. ATLANTIC AVENUE, UNIT 700
One Year Lease Term:
- February 1, 2020 to January 31, 2021

EJS will provide the following information in support of its core mission to engage students in leadership development:
- Quarterly Reports to CRA on EJS Programs and Activities that shall include the following:
  - Total number of students participating
  - Number of students participating who reside within the City of Delray Beach
  - Number of students participating who reside within the CRA boundaries
- Annual Budget, Quarterly Financials and Balance Sheet
- The CRA shall reserve the right to request any additional information from EJS.
Presentation by BH3 Management, LLC
ITEM 7F.

NOTICE OF DEFAULT – PURCHASE AND SALE AGREEMENT – BH3 MANAGEMENT, LLC – SW 600-800 BLOCKS OF W. ATLANTIC AVENUE
ITEM 8A.

REJECTION OF BIDS SUBMITTED FOR REQUEST FOR BIDS 2019-09 LANDSCAPE MAINTENANCE SERVICES
ITEM 8B.

SITE DEVELOPMENT ASSISTANCE PROGRAM FUNDING APPLICATION – AGT LAND, P.A. (132 NORTH SWINTON AVENUE)

AWARD AMOUNT: $75,000
AGTLAND, P.A.  
(132 NORTH SWINTON AVENUE)

BRIEF HISTORY
► Business (AGTLAND, P.A.)
  ► In business since 1975
  ► At location since 1990
  ► Award-winning firm
► Building (132 N Swinton Avenue)
  ► 1925 Mission Revival buildings
  ► Contributing structures within Old School Square Historic District (designated by Historic Preservation Board)

MAJOR IMPROVEMENTS/MODIFICATIONS
► Replacement and upgrade of exterior windows and doors, including framing
► Cleaning and repairing stucco texture
► Painting
► Landscaping
► Interior flooring
► Cabinetry
► Plumbing and electrical upgrades
► Change of existing awnings
► Concrete (pavers, driveway, steps)
You are invited to the Merritt Park Playground Grand Opening

February 8, 2020
10 am
316 SW 2nd Ave., Delray Beach
(561) 243-7250

Join us for a ribbon cutting ceremony and grand opening of the new playground at Merritt Park.
CRA REDEVELOPMENT PLAN AMENDMENT MEETINGS

When: Thursday, February 27th, 2020
Time: 6 pm - 8 pm
Where: Arts Warehouse | 313 NE 3rd Street Delray Beach, FL 33444

When: Wednesday, March 4th, 2020
Time: 6 pm - 8 pm
Where: Pompey Park | 1101 NW 2nd Street, Delray Beach, FL 33444

Meeting begins at 6pm with an Opening Presentation followed by an Q & A Session

For more info:
Email | crainfo@mydelraybeach.com
or Call | 561-276-8640