Delray Beach Community Redevelopment Agency Board Meeting
Tuesday, May 26, 2020
4:00 p.m.
ITEM 7A.

ACCEPTANCE OF PROPOSAL –
102 NW 14TH AVENUE &
1311 NW 4TH AVENUE
View from NW 13th Avenue
<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>DATE CRA ACQUIRED</th>
<th>CRA PURCHASE PRICE</th>
<th>CLT PROPOSED PURCHASE PRICE</th>
<th>CLT PROPOSAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>102 NW 14th Avenue</td>
<td>January 30, 2019</td>
<td>Purchased Together $46,000.00</td>
<td>$5,000.00</td>
<td>3 bed/2 bath single family home with enclosed 2 car garage on property</td>
</tr>
<tr>
<td>1311 NW 14th Avenue</td>
<td></td>
<td></td>
<td>$5,000.00</td>
<td></td>
</tr>
</tbody>
</table>

Recommendation:
1) Accept the proposal submitted by the Delray Beach Community Land Trust (“CLT”); and

2) Authorize CRA Staff and CRA Attorney to negotiate a Purchase and Sale Agreement with the CLT for the conveyance of the two properties located at 102 NW 14th Avenue and 1311 NW 14th Avenue for the purchase price of $5,000.00 each (for a total of $10,000.00), subject to any additional terms and conditions requested by the Board.
ITEM 8A.
FISCAL YEAR 2019-2020
BUDGET AMENDMENT NO. 2
## BUDGET AMENDMENT NO. 2 FISCAL YEAR 2019-2020

<table>
<thead>
<tr>
<th>Description</th>
<th>Resolution 2020-13 FY 2019-2020 Budget Amendment No. 1</th>
<th>Proposed Changes</th>
<th>Exhibit A Resolution 2020-14 FY 2019-2020 Budget Amendment No. 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenue</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4075 · Corey Isle Single Family Home Sales</td>
<td>$750,000</td>
<td>($750,000)</td>
<td>$0.00</td>
</tr>
<tr>
<td>4500 · General Carryforward Fund</td>
<td>$17,692,033</td>
<td>$2,469,707</td>
<td>$20,161,740</td>
</tr>
<tr>
<td><strong>Expenditures</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5351 · SW Neighborhood- SW 3rd Ct, 4th St, 6th St, &amp; 7th Ave Reconstruction (CIP)</td>
<td>$6,600,000</td>
<td>($363,799)</td>
<td>$6,236,201</td>
</tr>
<tr>
<td>6621 – Carver Square Workforce Housing Development</td>
<td>$2,700,000</td>
<td>$1,628,821</td>
<td>$4,328,821</td>
</tr>
<tr>
<td>7313 – CRA Grant Programs</td>
<td>$300,000</td>
<td>$200,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>
ITEM 8B.
FIRST AMENDMENT TO WORK ASSIGNMENT FOR 95 SW 5TH AVENUE

CONTRACT PRICE: $157,474
CRA Purchased Property: 2008
Architectural & Engineering Services Contract:
Song & Associates November 13, 2018

Original Work Assignment: $58,820
3,000 SF - 2 Story Commercial Building
- Schematic Design
- Design Development
- Construction Documents
- Bidding/Negotiation Assistance
- Construction Administration
* Note: Site Plan/Board Approval Excluded

Amendment to Work Assignment: $157,474
9,981 SF - 2 Story Commercial/Office Building
Ground Floor 4,892SF (Including Parking Area)
Second Floor 5,089SF
- Schematic Design
- Site Plan/Board Approval
- Design Development
- Construction Documents
- Bidding/Negotiation Assistance
- Construction Administration
ITEM 8C.
LEASE RENEWAL REQUEST
FOR MONOGRAM CLOSET – 182 NW 5TH AVENUE
Lease Terms

- One- year lease term
  - Commencing on July 1, 2020
  - Expiring on June 30, 2021
- $20.00 per square foot (gross)
- Total monthly rent $2416.66
ITEM 8D.

SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT

ADVANCED CHIROPRACTIC OF SOUTH FLORIDA, LLC

104 SW 11TH AVENUE

SUB-AREA #8

FUNDING AMOUNT: $74,968.58
ADVANCED CHIROPRACTIC OF SOUTH FLORIDA, LLC (104 SW 11TH AVENUE, SUB-AREA #8)

• Owned and operated by Dr. Louis Miller
• Expanding to Delray Beach with a second location (at 104 SW 11th Avenue)
• Funding assistance is requested to improve and beautify the structure as well as to make it ADA-compliant
• Improvements include:
  • interior and exterior improvements
  • repaving the driveway and parking lot
  • interior and exterior painting
  • purchase and installation of AC unit
  • exterior signage
  • lighting and electrical work
  • Plumbing
  • ceiling finishes
  • related permits and fees
ITEM 8E.

SITE DEVELOPMENT ASSISTANCE FUNDING AGREEMENT

HERMAN STEVENS LAW OFFICE

75 SW 5TH AVENUE

SUB-AREA #3

FUNDING AMOUNT: $10,000
Owned by Mr. Herman Stevens, Jr.
Over 20 years of representation
Funding assistance requested to protect the building from potential inclement weather during hurricane season
Exterior improvements to include:
   - the purchase and installation of impact grade windows and doors
   - related permits and fees
ITEM 8F.

DISCUSSION
SUMMER GREENMARKET
6th Annual Summer GreenMarket
Typical Program:
• **Location**: Delray Beach Tennis Center  
• June 2\textsuperscript{nd} – July 25\textsuperscript{th}  
• Saturday’s 9:00AM – 12:00PM

**STAFF RECOMMENDATION**
2020 Summer GreenMarket Program due to social distancing:
• **Location**: Old School Square Pavilion  
• June 20\textsuperscript{th} – July 25\textsuperscript{th}  
• Saturday’s 9:00AM – 12:00PM
Old School Square Pavilion

Staff’s Recommendation

- Limited occupancy rate of 50 people at a time
- 35 Vendors spaced 10 feet apart – 25-foot-wide isles
- Mandatory masks and gloves for vendors and staff
- Market will be fenced with one staffed entrance/exit point
- Customer queue: sidewalk on NE 1st Avenue
- Hand washing station and hand sanitation stations on site
- Self distancing signs on site
700 block of W. Atlantic Avenue
18 vendors spaced 10 feet apart – 25-foot-wide isles
Self distancing signs and hand sanitation stations on site
Mandatory masks and gloves for vendors and staff
Rented Restrooms - approx. $1700 per week
No on-site power - generator rental required – cost TBD
No dumpster
Veteran’s Park, Intracoastal Waterway
35 vendors spaced 10 feet apart
Mandatory gloves and masks for vendors and staff
Social distancing signs and hand sanitation stations on site
No dumpster
ITEM 8G.

UPDATE

BH3 MANAGEMENT, LLC

DEVELOPMENT OF
SW 600-800 BLOCKS OF WEST ATLANTIC AVENUE
## Critical Dates Highlights

### Timeline 1:
Under the Terms of the Original Purchase and Sale Agreement signed on April 22, 2019:

<table>
<thead>
<tr>
<th>Effective Date</th>
<th>April 22, 2019</th>
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<tbody>
<tr>
<td>Application Date</td>
<td>November 18, 2019 (210 Days after Effective Date)</td>
</tr>
<tr>
<td>Second Amendment to Agreement</td>
<td>November 19, 2019 Extend Application Date by 60 days to January 17, 2020</td>
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<tr>
<td>Notice of Default</td>
<td>January 28, 2020 CRA Board approved issuing Notice of Default</td>
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<tr>
<td>Notice of Default</td>
<td>January 29, 2020 CRA Legal Counsel sends written Notice of Default to BH3; BH3 has 30-day cure period; default cured (see Application Submittal)</td>
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<tr>
<td>Application Submittal</td>
<td>February 27, 2020 BH3 submitted their Site Plan and Conditional Use Application to the City; City accepted Applications</td>
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<tr>
<td>Technical Comments</td>
<td>April 3, 2020 City sent the last of its first round of technical comments to BH3 and the CRA</td>
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<tr>
<td>Approval Date</td>
<td>No later than November 17, 2020 (365 Days after Application Date)</td>
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<tr>
<td>Termination Date</td>
<td>April 11, 2021 (720 days after Effective Date)</td>
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### Timeline 2 (Current Timeline):
Dates adjusted for the 60-day extension to the Application Date granted by the CRA Board on November 19, 2019:

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<td>Application Date</td>
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<td>Approval Date</td>
<td>No later than Saturday, January 16, 2021 (365 days after Application Date) Note: Date would roll over to Monday, January 18, 2021</td>
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**APPROVAL DATE:** All governmental approvals (excluding building permits) necessary for the development and construction of the Project are issued to the Purchaser and are final and not appealable.

**TERMINATION DATE:** If Closing has not occurred, Seller shall have the right to terminate the Agreement and return the Earnest Money.
SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue Infrastructure Improvements

Project Underway!

CRA INVESTMENT: $6,236,201

- Resurfacing/reconstruction of roadway
- Construction of new permeable pavement alleyways
- Rehabilitation of the existing potable water, sanitary, and storm sewer systems
- Improve area drainage and landscaped parkways
- Improve landscaping
- Install reclaimed water main improvements
- Improve sidewalk to meet ADA standards;
- Street lighting (LED) improvements

http://sw4thstreet.com/
Osceola Park Infrastructure Improvements
Phase 1 Underway!

CRA INVESTMENT: $4,552,280

- Resurfacing or reconstruction of roadway
- Construction of new permeable pavement alleyways
- Complete temporary traffic calming “pilot projects” for permanent use
- Rehabilitation of the existing potable water, sanitary, and storm sewer systems
- Improving area drainage and landscaped parkways
- Improving sidewalk deficiencies to meet ADA standards
- Improving landscaping
- Improving street lighting
SERVICE RESUMES JUNE 1ST
THANK YOU!

ARTWORK BY
RENEE PHILLIPS

Please Wear A Face Mask
Help Stop The Spread

Stay at least 6 feet (about 2 arms’ length) from other people.