Delray Beach Community Redevelopment Agency Board Meeting

Tuesday, June 23, 2020
4:00 p.m.
ITEM 7A.

DISCUSSION

SUMMER GREENMARKET
Old School Square Pavilion

- 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
ITEM 7B.

CARVER SQUARE
WORKFORCE HOUSING
DEVELOPMENT –
CONSTRUCTION
STRATEGY
Project Update (February 25, 2020 – June 23, 2020)

Right of Way Dedication (17 Lots)
CRA processed 17 Right of Way Dedications
• City Commission: Scheduled for 7-21-20.

Utility Coordination
CRA coordinating with Utilities
Florida Power and Light (FPL)
(Underground electrical service to 20 SF homes).
• Design pending deposit: $3,000.00. Estimated cost: $30,000.00
  o Note: Deposit payment on hold.
  o Pending CRA Board construction strategy determination.
• Estimate for design, removal & installation: 14 weeks.
• Utility Easements will be required.
• Permits may be required.

Other Utility Coordination
• Additional design coordination ongoing with Comcast and ATT.
Carver Square Workforce Housing
20 Single Family Homes – SW Neighborhood

Project Update (February 25, 2020 – June 23, 2020)

Design Development and Construction Documents
Construction Building Plans (preliminary review of four (4) models)
- CRA submitted to Building Department: 3-17-20.
  - Preliminary Review/Vertical Construction.
- City Building Department issued comments: 5-20-20.
- CRA consultant is addressing the Building Department comments.

Civil Plans
- CRA coordination/scheduling of Percolation Test: Completed: 3-31-20.
- Percolation Report Provided to Consultant: 4-1-20.
- CRA consultant finalizing civil engineering design drawings.

Formal Submittal for Individual Permits
- CRA consultant finalizing all construction documents for permitting.
- CRA and consultant coordination for submission of individual construction permits.
  - Note: Consultant on hold. Pending CRA Board construction strategy determination.
- CRA and consultant preparing to issue bid documents.
  - Note: Consultant on hold. Pending CRA Board construction strategy determination.
Model A: 2-Story 4/2 = 1,940 SF
$356,517

Model B: 2-Story 3/2.5 = 1,580 SF
$323,706

Model C: 1-Story 4/2 = 1,760 SF
$311,167

Model D: 1-Story 3/2 = 1,600 SF
$295,113
Gulfstream Preserve Workforce Housing

Palm Beach County Workforce Housing

- The Palm Beach County Workforce Housing Program (WHP), was established to increase housing opportunities for people who live and work in Palm Beach County. Units offsite can be located within a municipality.

- The WHP is a mandatory program for residential developers, requiring a percentage of units to be provided as workforce units, and an optional component that allows for density bonus in exchange for a portion of the additional units being restricted to workforce housing.

Palm Beach County
- Low Income, Moderate 1 and Moderate 2 (Excludes Middle Income)
- Establishes sale price of home.
- Income qualifying potential homebuyers.
- Provides mandatory orientation.

Accountability Requirement
- Restrictive covenant required.
- Annual compliance reporting is required.

WORKFORCE HOUSING PROGRAM
Exchange program option for entitlement cities

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>Low Income (60%-80% AMI)</th>
<th>Moderate -1 Income (80%-100% AMI)</th>
<th>Moderate -2 Income (100%-120% AMI)</th>
<th>Middle Income (120%-140% AMI)</th>
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<tbody>
<tr>
<td>Household Range</td>
<td></td>
<td>$40,240 - $60,320</td>
<td>$60,320 - $75,400</td>
<td>$75,400 - $90,480</td>
<td>$90,480 - $105,560</td>
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<tr>
<td>Sales Price</td>
<td>$158,340</td>
<td>$203,580</td>
<td>$248,820</td>
<td>$294,060</td>
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<tr>
<td>Minimum Buyer Contribution %</td>
<td>2.5%</td>
<td>3.5%</td>
<td>3.5%</td>
<td>3.5%</td>
<td></td>
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Purpose of Program
To provide the workforce within Palm Beach County an opportunity to purchase homes at below market prices.
CRA Staff is requesting a construction strategy determination to proceed.

The following are options presented and for the CRA Board to consider:

1) **Contract with a Nonprofit to Construct and Sell the Homes.**
   - Publish a Request for Proposal (RFP) for a local Nonprofit to develop, construct and sell.
   - Nonprofit to act as Developer.
   - Example: Corey Isle Workforce Housing/Delray Beach Community Land Trust.

2) **Contract with a Construction Engineering Inspector (CEI) & General Contractor (GC).**
   - Publish a Request for Invitation to Bid (ITB) for a CEI and GC.
   - CRA to act as Developer (income qualification, marketing, and selling the homes).

3) **Partner with For-Profit Developer to fulfill Palm Beach County Department of Housing and Economic Sustainability under their Workforce Housing Program (PBC ULDC Article 5, Chapter G, Section 1) or the City of Delray Beach Workforce Housing Program.**
   - CRA to donate or sell land for Workforce Housing to developer.
   - Home Builder/Developer will construct the homes.
   - Prequalify and match potential home buyers with lenders.

   To Consider:
   - Finding a Developer to partner.
   - Must meet PBC or City requirements (sale price, etc.).
   - Possible engineering, architectural and floor plan redesign.
   - Timeframe.
ITEM 7C.
UPDATE – NW 600 BLOCK
The CRA Mission:
Eliminate slum and blight through redevelopment

Goals & Objectives:
- Delray Beach Community Redevelopment Plan
- West Atlantic Avenue Redevelopment Plan
- Downtown Master Plan
- City Comprehensive Plan

Location:
Delray Beach CRA District (Sub District #3)
Community Redevelopment Agency District
West Atlantic Neighborhood
East of I95/North of Atlantic/West of NW 6th Ave.

Ordinance 08-20
Future Land Use Map Amendment (small scale)
- Low Density (LD) to Commercial Core (CC)

Ordinance 09-20
Rezoning
- Single Family Residential (R-1-A) to Central Business District (CBD)
NW 600 Block Area Photos

South Side of Atlantic Looking North Towards NW 7th Ave.

North on NW 7th Ave. Looking South Towards Atlantic Ave.
NW 600 Block – Land Use and Rezoning Update

CRA Initiative - Future Land Use Amendment (FLUM) & Rezoning
Initial Submittal to Development Services: 8-2-19.
• FLUM: Low Density (LD) Residential to Commercial Core (CC).
• Rezoning: Residential (R-1-A) to Central Business District (CBD).

Note: Central Business District (CBD) Zoning allows for a variety of uses, including multi-family.

Planning and Zoning Board
Planning and Zoning Board: 11-18-19.
• Note: Planning and Zoning had concerns related to the transition
The CRA requested to continue the item to address concerns.
(Note: City initiated Request to amend the LDR in December)
Planning and Zoning Board: 1-27-20 - Approved.

City Commission
City Commission (First Reading): 3-3-20 - Approved.
City Commission (Second Reading): 4-1-20 - Postponed.
• Postponed due to Covid-19.
Scheduled for the City Commission (Second Reading): 8-18-20.
NW 600 Block
Additional Redevelopment Efforts

City Initiative - LDR Amendment to Limited Height Area
Ordinance No. 07-20

Limited Height Area: West Atlantic Neighborhood Subdistrict
  • Thirty-five (35) feet or three (3) stories.
  • Properties rezoned from SF (R-1-A) to Commercial (CBD).
  • This will allow for a gradual transition from residential to commercial.
  • Mitigate potential impacts on future requests.

Planning and Zoning Board: 12-16-19 Approved.
City Commission (First Reading): 3-3-20 Approved.
City Commission (Second Reading): 5-19-20 Approved.

Hatcher Construction & Development, Inc.: Ground Lease Agreement
On June 11, 2019 the CRA Board approved a Ground Lease Agreement ("Ground Lease") with Hatcher Construction & Development, Inc. to construct a two-story 6,000 SF office building on two (2) adjacent vacant CRA owned properties in the NW 600 Block. The Ground Lease was executed on July 18, 2019.

**Note: One (1) of the two (2) adjacent CRA owned properties is included in the CRA FLUM and Rezoning application. Hatcher Construction & Development is currently going through the City site plan review and approval process, and their approval is contingent on the CRA initiated FLUM and Rezoning approval.**
NW 600 Block - Hatcher Construction Elevations
Conceptual Site Plan – Option A

Three (3) 2-Story Buildings – Office/Retail

Building A
- 1st Floor Retail: 2,600 SF
- 2nd Floor Office: 2,600 SF (2,200 Net SF)

Building B
- 1st Floor Retail: 1,625 SF
- 2nd Floor Office: 1,625 SF (1,200 Net SF)

Building C
- 1st Floor Retail: 2,200SF
- 2nd Floor Office: 2,200SF (1,800 Net SF)

Total Retail/Commercial: 6,425 SF Gross
Total Office: 5,200 Net SF

One (1) Building - Restaurant : 2,000 SF

Architectural Style :
- Caribbean Style – Acceptable in the CBD
- Compatible with the Hatcher Building
Existing Conditions

- Lack of substantial private investment in new development.
- Vacant and under-utilized property for many years.
- Alley underdeveloped and obstructed/parked vehicles and debris.
- Lack of businesses and services to serve the community.
- Lack of employment within proximity to residents.

Future Development

- Provide goods, services and jobs to immediate community.
- Improve alleyway, provide safe and adequate access.
- Encourage other private investment.
- Revitalize and create synergy/activate the area.
- Provide positivity and hope in the community.

Site Development

CRA staff is requesting: CRA Board provide confirmation to proceed with Conceptual Site Plan A based on previous Board discussion.

Proceed with Conceptual Site Plan A
- Retail/Office and Restaurant Use.

Alternative Options:
- Explore Live Work Concept
- Construct Multi-family
ITEM 8A.

DELRAY BEACH CRA AUDIT
FISCAL YEAR 2018-2019

Presented by Caler, Donten, Levine, Cohen, Porter, & Veil P.A.
ITEM 8B. UPDATE TO DELRAY BEACH CRA ACCOUNTING POLICIES AND PROCEDURES MANUAL
ITEM 8C.

THIRD AMENDMENT TO TRANSPORTATION SERVICES AGREEMENT WITH FREEBEE
Ridership (Sept 2019 to Feb. 2020 before COVID-19)

- 38,056 Total Passengers
- 18,588 Total Rides

**Passengers and Rides by Month (YTD)**

<table>
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<tr>
<th>Month</th>
<th>Completed Rides</th>
<th>Total Passengers</th>
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<tbody>
<tr>
<td>Aug 19</td>
<td>3500</td>
<td>1961</td>
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<tr>
<td>Sep 19</td>
<td>3562</td>
<td>3277</td>
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<td>Oct 19</td>
<td>6185</td>
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<td>Nov 19</td>
<td>6834</td>
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<td>Dec 19</td>
<td>6915</td>
<td>3150</td>
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<td>Jan 20</td>
<td>3657</td>
<td>8298</td>
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[Graph showing the number of completed rides and total passengers by month from August 2019 to February 2020.]
Ridership (March 2020 COVID-19) pending-tentative
Original Service Area
Extended Service Area
App Open Locations

- 5,219 Downloads with Delray zip code
Freebee Economic Development & Deals

- 127 Local Business with App Profile
- 21 Business Deals
- 256 Deals Used
Freebee Grows with our Community

• 31.66 Metric Tons of CO2 prevented
• Supporting DDA with tours to foreign journalists
• Service area expanded
• New charging stations
• Freebee during COVID-19
• Freebee at different events
• Freebee App Updates

[Images of Freebee vehicles and charging stations]
## Operational Costs

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<tr>
<th>Description</th>
<th>Monthly Cost</th>
<th>Yearly Cost</th>
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<tr>
<td>Transportation Service without Advertising</td>
<td>$48,463.33</td>
<td>$581,559.96</td>
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<tr>
<td>(Current Program)</td>
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<tr>
<td>Transportation Service with Advertising</td>
<td>$33,463.33</td>
<td>$401,559.96</td>
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Next Steps…

- Approve the renewal of the agreement for the Point to Point Transportation Services Freebee for an additional one-year term and authorize the Board Chair to execute all documents necessary for said purpose.

- Provide Staff direction on advertising

- Expand service area?
  - Request City funding for serving areas outside of the CRA District
ITEM 8D.
LOT 11 OF SUNDY AND TENBROOK ADDITION TO DELRAY, FLORIDA – COMMENTS ON USE OF PROPERTY BY THE CITY OF DELRAY BEACH
Location Map
ITEM 8E.

REQUEST TO FORGIVE MORTGAGE FROM DELRAY BEACH COMMUNITY LAND TRUST
• Located at 309 SW 5th Avenue
• Workforce Housing
• 1917 sq. ft.
• 3 bedrooms/ 2.5 bathrooms
ITEM 8G.

DISCUSSION

ANNUAL REVIEW FOR THE CRA EXECUTIVE DIRECTOR FORMAT
Unity