



# **Delray Beach Community Redevelopment Agency**

**Regular Board Meeting**

**Monday, November 18, 2024  
at 3:00 PM**

**Commission Chambers at City Hall**



## Item 9A.

### Award Request for Proposal

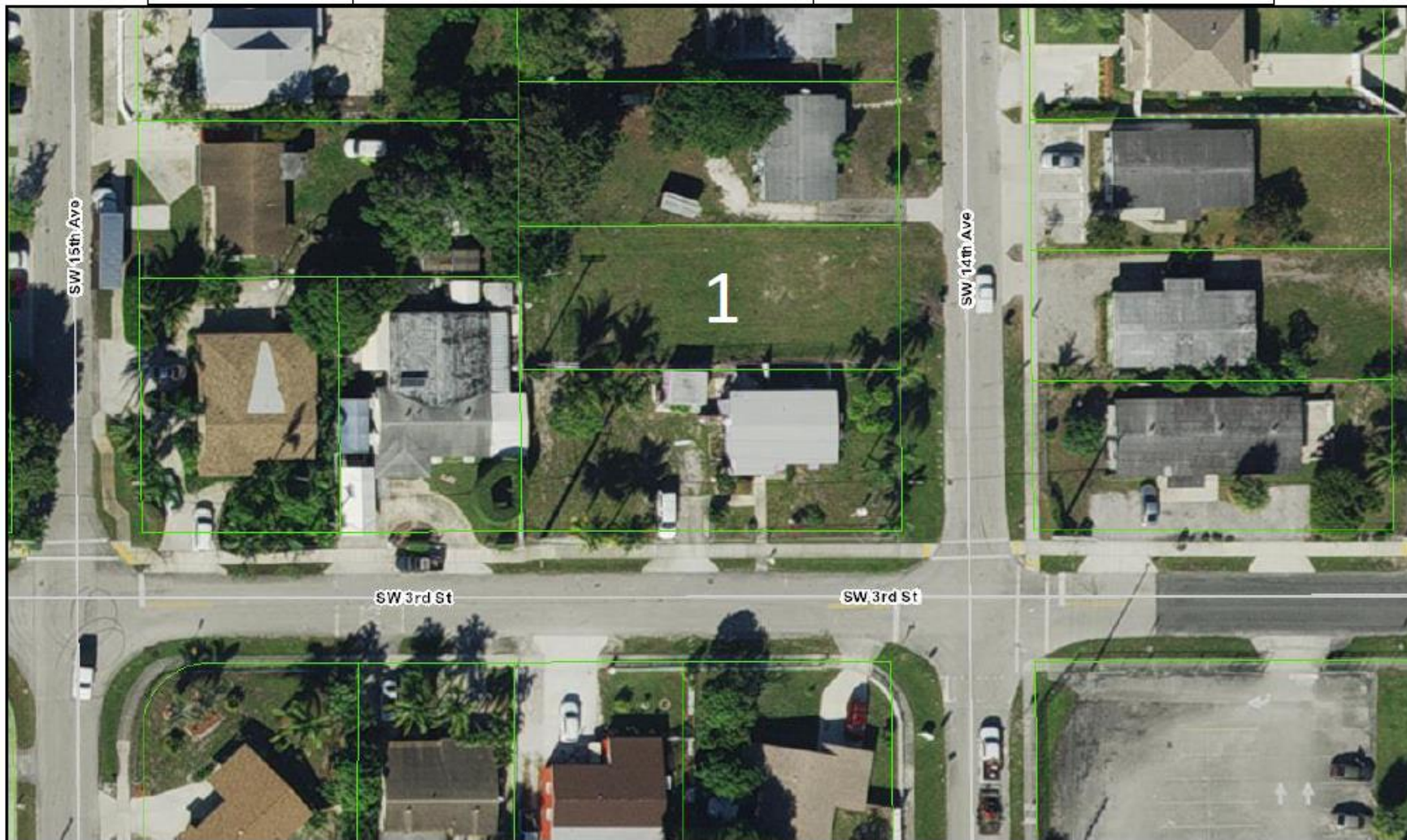
CRA No. 2024-06 – For the Disposition of a CRA-Owned Vacant Lot for the Development of Affordable / Workforce Housing to Boynton Beach Faith Based Community Development Corporation, Inc.





## Exhibit A – Location Map

LOT	Address	PCN
1	238 SW 14 <sup>th</sup> Avenue	12-43-46-17-19-003-0101





# Overview of the Proposals

Proposer	Offer Price	Home Sales Prices	Proposed Home	Homes Sale Structure	Funding Source
<b>BBCDC</b>	\$2,500	\$295,000	One-Story 3 Bedrooms 2 Bathrooms 1 Car Garage 1782 SF	Sold with Land	Florida Community Loan Fund, Various Subsidies (non-CRA)
<b>DBCLT</b>	\$7,000	\$375,000	Two-Story 3 Bedrooms 2.5 Bathrooms 1 Car Garage 1887 SF	Community Land Trust Model	DBCLT Program Budget
<b>Habitat</b>	\$10,000	Appraised Value  Habitat estimates the Appraised Value will be \$475,000. Should the Appraised Value be higher, the Home Sales Price will not exceed the Local Housing Assistance Plan maximum.	One-Story 3 Bedrooms 2 Bathrooms 1 Car Garage 1671 SF	Sold with Land	Habitat Program Budget





REQUIREMENTS	EVALUATION CRITERIA	POINTS
<p><b>Qualifications and Experience</b></p> <p><b>&amp;</b></p> <p><b>Financial Capacity</b></p>	<ul style="list-style-type: none"> <li>• Qualifications and experience of the Proposer to develop and construct affordable and/or workforce single-family homes</li> <li>• Project and Professional References</li> <li>• Financial capacity of the Proposer to complete the development and construction of the home on each of the Subject Properties included within their Proposal within the allotted time frame per this RFP</li> <li>• Income Qualification, Buyer Selection &amp; Facilitation of Home Sales</li> </ul>	<p>35 Points</p>
<p><b>Development and Construction Plan(s)</b></p> <p><b>&amp;</b></p> <p><b>Development and Construction Costs</b></p>	<ul style="list-style-type: none"> <li>• Proposed Development and Construction Plan(s)</li> <li>• Proposed Development and Construction Schedule</li> <li>• Development and Construction Costs and Analysis (including any developer fees)</li> </ul>	<p>35 Points</p>
<p><b>Home Sales Price(s)</b></p> <p><b>&amp;</b></p> <p><b>Offer Price</b></p>	<ul style="list-style-type: none"> <li>• Offer Price for each of the Subject Properties included in the Proposal (including any conditions, terms, etc.)</li> <li>• Sales Price(s) for the single-family homes</li> </ul>	<p>30 Points</p>
<p><b>Total Maximum Points Available</b></p>		<p>100 Points</p>

PROPOSER	TOTAL SCORE (MAXIMUM SCORE: 300)
<b>Boynton Beach Faith Based Community Development Corporation, Inc.</b>	282
<b>Delray Beach Community Land Trust, Inc.</b>	276
<b>Habitat for Humanity of Greater Palm Beach County, Inc.</b>	277

**Recommended Action:**

Based on the scores, the Evaluation Committee recommended that the RFP be awarded to the Boynton Beach Faith Based Community Development Corporation, Inc.

At this time, CRA staff is requesting the CRA Board accept the Evaluation Committee’s recommendation, award RFP CRA No. 2024-06 for the Disposition of a CRA-owned Vacant Lot located at 238 SW 14<sup>th</sup> Avenue for the Development of Affordable/ Workforce Housing to the Boynton Beach Faith Based Community Development Corporation, Inc., and authorize CRA staff to enter into contract negotiations with the Boynton Beach Faith Based Community Development Corporation, Inc.





## Item 9B.

Award Request for Proposal CRA No. 2024-07 –  
For the Disposition of a CRA-Owned Vacant Lot  
for the Development of Affordable / Workforce  
Housing to Habitat for Humanity of Greater  
Palm Beach County, Inc.







## Exhibit A – Subject Property's Location Map

LOT	Address	PCN
1	260 NW 9 <sup>th</sup> Avenue	12-43-46-17-25-001-0320







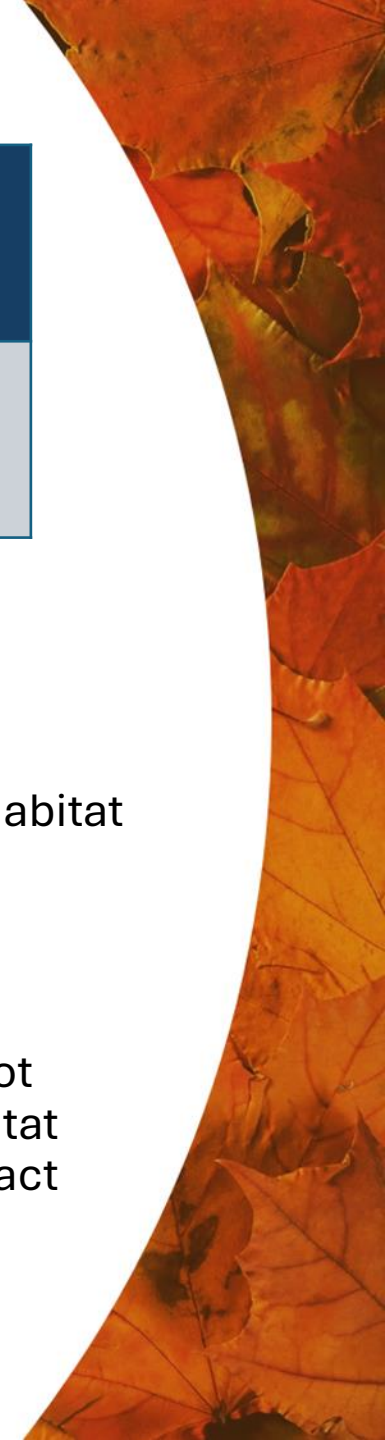
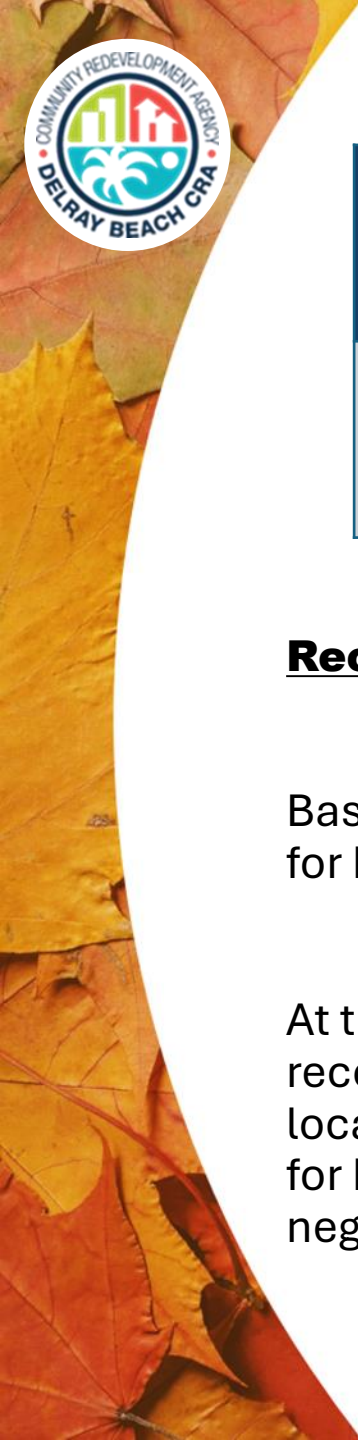
## Overview of the Proposals

Proposer	Offer Price	Home Sales Prices	Proposed Home	Homes Sale Structure	Funding Source
<b>Habitat</b>	\$10,000	Appraised Value  Habitat estimates the Appraised Value will be \$475,000. Should the Appraised Value be higher, the Home Sales Price will not exceed the Local Housing Assistance Plan maximum.	One-Story 3 Bedrooms 2 Bathrooms 1 Car Garage 1671 SF	Sold with Land	Habitat Program Budget



REQUIREMENTS	EVALUATION CRITERIA	POINTS
<p><b>Qualifications and Experience</b></p> <p><b>&amp;</b></p> <p><b>Financial Capacity</b></p>	<ul style="list-style-type: none"> <li>• Qualifications and experience of the Proposer to develop and construct affordable and/or workforce single-family homes</li> <li>• Project and Professional References</li> <li>• Financial capacity of the Proposer to complete the development and construction of the home on each of the Subject Properties included within their Proposal within the allotted time frame per this RFP</li> <li>• Income Qualification, Buyer Selection &amp; Facilitation of Home Sales</li> </ul>	<p>35 Points</p>
<p><b>Development and Construction Plan(s)</b></p> <p><b>&amp;</b></p> <p><b>Development and Construction Costs</b></p>	<ul style="list-style-type: none"> <li>• Proposed Development and Construction Plan(s)</li> <li>• Proposed Development and Construction Schedule</li> <li>• Development and Construction Costs and Analysis (including any developer fees)</li> </ul>	<p>35 Points</p>
<p><b>Home Sales Price(s)</b></p> <p><b>&amp;</b></p> <p><b>Offer Price</b></p>	<ul style="list-style-type: none"> <li>• Offer Price for each of the Subject Properties included in the Proposal (including any conditions, terms, etc.)</li> <li>• Sales Price(s) for the single-family homes</li> </ul>	<p>30 Points</p>
<p><b>Total Maximum Points Available</b></p>		<p>100 Points</p>





PROPOSER	TOTAL SCORE (MAXIMUM SCORE: 300)
Habitat for Humanity of Greater Palm Beach County, Inc.	281

**Recommended Action:**

Based on the score, the Evaluation Committee recommended that the RFP be awarded to Habitat for Humanity of Greater Palm Beach County, Inc.

At this time, CRA staff is requesting the CRA Board accept the Evaluation Committee’s recommendation, award RFP CRA No. 2024-07 for the Disposition of a CRA-owned Vacant Lot located at 260 NW 9<sup>th</sup> Avenue for the Development of Affordable/ Workforce Housing to Habitat for Humanity of Greater Palm Beach County, Inc., and authorize CRA staff to enter into contract negotiations with the Habitat for Humanity of Greater Palm Beach County, Inc.



## Item 9C.

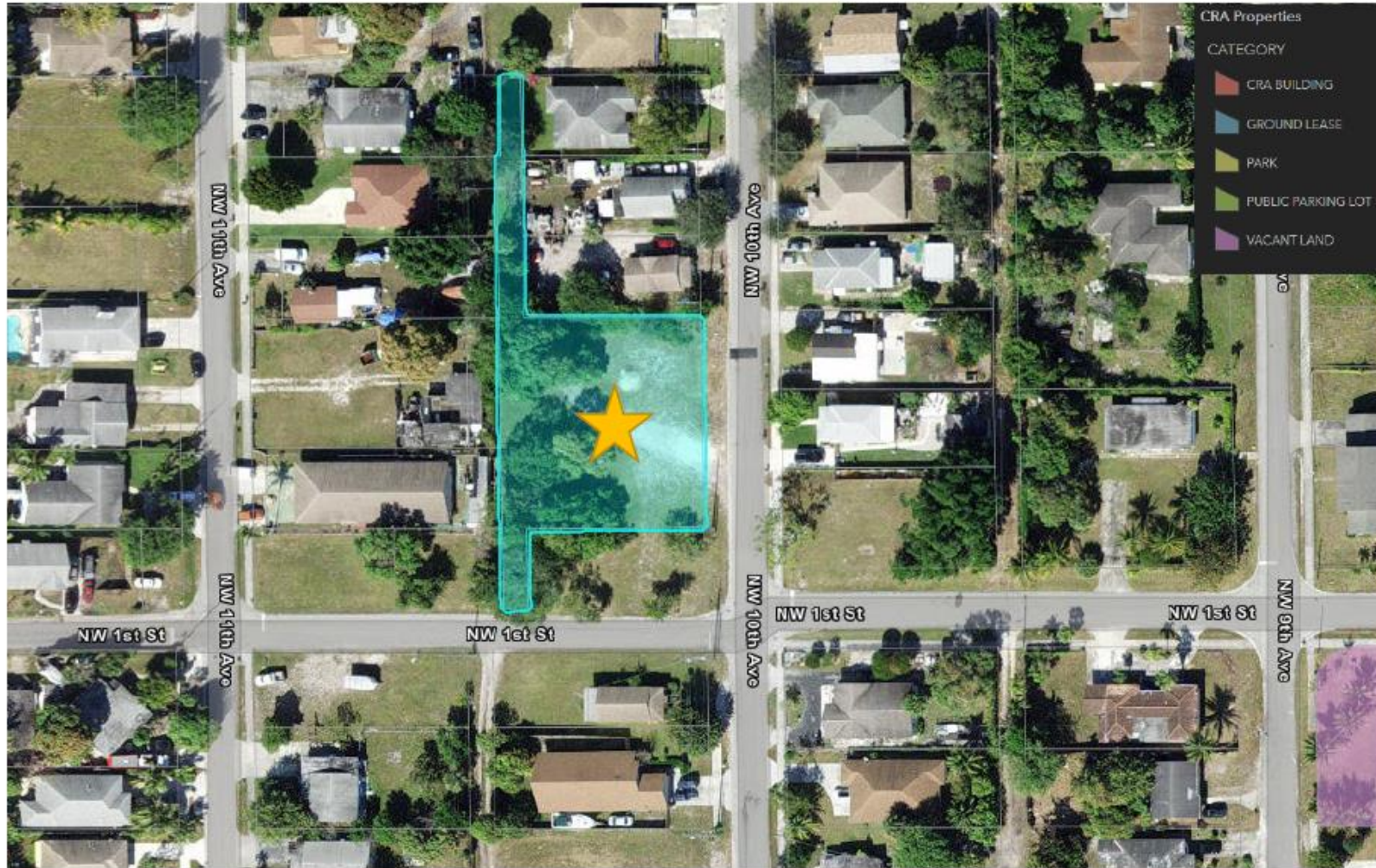
Resolution 2024-17 – Public Notice of Intent to  
Dispose of Portions of Delray Beach  
Community Redevelopment Agency Owned  
Property  
-106 NW 10th Avenue





# Exhibit A - Location Map

106 NW 10<sup>th</sup>. Avenue



PCN: 12-43-46-17-42-006-0240





Four (4) responses were timely received by October 16, 2024.



Lot	Respondent	Abutting Property Owner
1	Margaret Jenkins Trust	Yes -100 NW 10 <sup>th</sup> Avenue
2	Claremont Property Investments, LLC	Yes - 114 NW 10 <sup>th</sup> Avenue
3	Devonne Herrington	Yes -118 NW 10 <sup>th</sup> Avenue
4	Cheryl Denise Merrick	Yes -122 NW 10 <sup>th</sup> Avenue





## **Avenue and, CRA staff is recommending the CRA Board:**

1. Award the Public Notice of Intent to Dispose of substandard sized portions of CRA-owned property located at 106 NW 10<sup>th</sup> Avenue (Subject Property) to four (4) Abutting Property Owners – Lot 1: Margaret Jenkins Trust; Lot 2: Claremont Property Investments; Lot 3: LLC, Devonne Herrington; and Lot 4: Cheryl Denise Merrick for the purpose of replatting the Subject Property for the future development of affordable/workforce housing; and
2. Approve Resolution 2024-17 and four (4) Purchase and Sale Agreements with the Abutting Property Owners for the purchase of portions of property located at 106 NW 10<sup>th</sup> Avenue in substantially the same forms as attached in Exhibit D; and
3. Authorize the CRA Board Chair to execute the Purchase and Sale Agreements, and any related documents, in a form legally acceptable to the CRA Legal Counsel;
4. Authorize CRA Staff to plat 106 NW 10<sup>th</sup> Avenue and include the four (4) Abutting Property Owners' properties within the CRA's plat application (with the anticipated result of platting seven (7) lots, and the removal of sub-standard lot sizes.)





# CRA Director Updates







DELRAY BEACH CRA  
COMMUNITY REDEVELOPMENT AGENCY

Join Us!

# CRA SOCIAL

Come chat with CRA Staff & learn more about the Delray Beach CRA over light refreshments.

DEC  
5

## EDMONDS BAINE BUILDING

98 NW 5th Ave, Delray Beach, Florida  
↗ SECOND FLOOR

5PM-7PM

THREE  
TOPICS

CRA 101: GENERAL INFO

WEST ATLANTIC  
AVENUE PROJECTS

LET'S TALK ABOUT  
ACCESSORY DWELLING UNITS!

### Contact Us:

(561)-276-8640

WWW.DELRAYCRA.ORG

CRA OFFICE  
20 N SWINTON AVENUE,  
DELRAY BEACH, FL 33444

SCAN HERE



DELRAYCRA.ORG



## Upcoming Socials & Meetings:

- **CRA Social**

Thursday, December 5, 2024, from 5:00 -7:00 PM  
In the Edmonds Baine Building,  
98 NW 5<sup>th</sup> Avenue,  
Second Floor, Delray Beach, Florida 33444

- **Redevelopment Advisory Committee (RAC) Meeting**

Thursday, December 12, 2024, from 5:30 – 7:30 PM  
In the Edmonds Baine Building,  
98 NW 5th Avenue,  
Second Floor, Delray Beach, Florida 33444

- **CRA Regular Board Meeting**

Tuesday, January 28, 2025, at 4:00 PM  
In the Commission Chambers at City Hall,  
100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444

- **Joint City Commission / CRA Workshop**

– To discuss the Disparity Study  
Date TBD in 2025





**SAVE THE DATE**

**2024 Annual Community Giants Awards!**  
**Inner City Youth Golfers' Inc.**



**Friday, December 6, 2024**  
**Eastpointe Country Club**

13535 Eastpointe Blvd.

Palm Beach Gardens, FL 33418

Reception at 5:30 PM, followed by Dinner at  
6:30 PM

**Scan the QR Code below to purchase tickets.**  
Tickets are available now through November 23,  
2024 .



**“CONGRATULATIONS TO THE CLASS  
OF 2024  
ICYG COMMUNITY GIANTS”**

*Jennifer E. Cirillo  
Varisa Lall Dass  
Evelyn Dobson  
Alexander Edmonds, III  
Jervonte Edmonds*

*Paul Gonsalves  
Kate Grangard  
Michael Grimm  
Alsia Kae Hall  
Renee A. Jadusingh  
Cecil L. King, Sr.*

*Minoka Nugent  
Emanuel J. Perry  
Bernard F. Pettingill, Jr.  
Kelly Powell  
Chritopher Snyder  
Shalonda Warren*



***Inner City Youth Golfers', Inc.***  
***Cordially Invites You***

***Friday, December 6, 2024***

*Eastpointe Country Club  
13535 Eastpointe Blvd  
Palm Beach Gardens, FL 33418*

*Reception 5:30 PM ♦ Dinner 6:30PM  
~Credit Card Bar~  
“After Five Attire”*

**Tickets available till November 23, 2024**  
**Tickets will not be sold at the door.**

**Individual tickets - \$150.00**  
**Table of 10 - \$1,450.00**  
**Table of 8 - \$1,160.00**

ICYG is a 501 (c) (3) organization. All donations are tax deductible to the extent of the law.

To purchase tickets online please visit [www.icyg.org](http://www.icyg.org)

To Donate: Make check (s) payable to: Inner City Youth Golfers', Inc. (ICYG) and mail to:  
P.O. Box 10572, Riviera Beach, FL 33419 (USA).

“ A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE (800) 435-7352 WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE.”



# Ribbon Cutting Ceremony Blanc Fresh Cut Barber Shop



With over 35 years serving the Delray community, Norcibien Monhomme is thrilled to expand Blanc Beauty Salon in its new space.

Scan the QR Code to learn more.



Ribbon Cutting Ceremony  
Blanc Fresh Cut Barber Shop  
Wednesday, December 11, 2024  
At 4:00 PM  
Location: Hatcher Building, 20 NW 6th Avenue,  
Unit 6, Delray Beach, FL 33444  
*\*Located in the Hatcher Building*

Blanc Beauty Salon opens a new location  
thanks to Hatcher Construction &  
Development and the Delray Beach CRA!



**SAVE THE DATE**

# **Twelve Days of Christmas Women Who Shine in The Set Luncheon**

Saturday, December 21, 2024,  
from 11:00 AM – 1:30 PM

Aloft Delray Beach,  
202 SE 5<sup>th</sup> Avenue, Delray Beach, FL

Tickets: \$60.00

For more information: [teeyant@aol.com](mailto:teeyant@aol.com), or call 561-302-8064

Renee Jadusingh, has been selected as an  
Honoree for the Luncheon





# GRATEFUL VIBES

*Happy Thanksgiving*



**DELRAY BEACH** CRA  
COMMUNITY REDEVELOPMENT AGENCY





*Thank you!*

[delraycra.org](http://delraycra.org)