The logo is a circular emblem. It features a stylized house with a green roof and a red roof, set against a light blue background. The house is flanked by two green palm trees. The entire emblem is enclosed within a grey circular border.

# Delray Beach Community Redevelopment Agency Regular Board Meeting

Tuesday, January 26, 2021  
4:00 p.m.



## ITEM 8A.

REQUEST FOR PROPOSALS FOR  
THE DEVELOPMENT OF  
CARVER SQUARE  
20 WORKFORCE HOUSING IN  
THE SW NEIGHBORHOOD





# Carver Square Workforce Housing

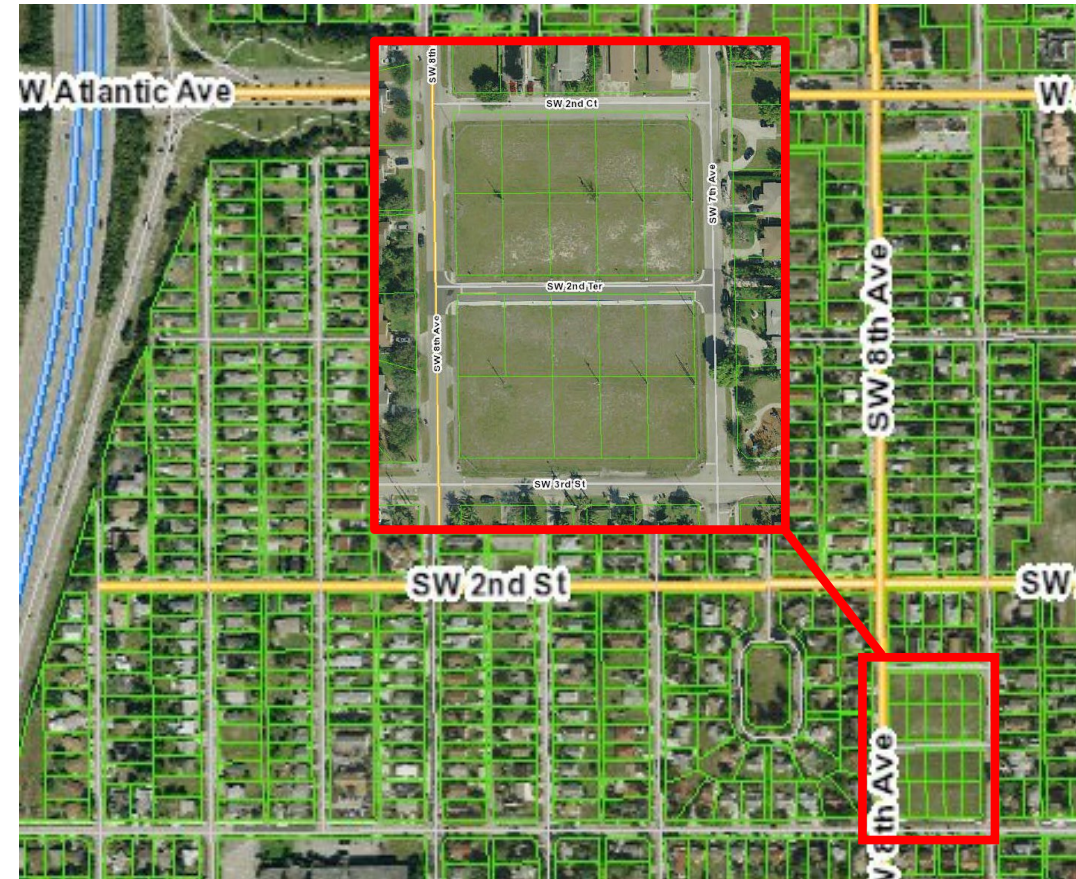
## History/Background

The CRA began acquiring two blocks of single-family properties in the Carver Square subdivision (20 lots total), pursuant to an acquisition plan that was approved by the CRA Board (2005).

## CRA Redevelopment Plan: Program Objectives

- Stabilize and preserve neighborhoods through redevelopment and the elimination of blight.
- Provide decent, affordable/workforce housing for residents who are of very low to moderate income level.
- Assist homeowners in relocating as a result of CRA redevelopment projects and land acquisition.
- Create housing opportunities for a mix of ages and income levels within the CRA district.
- Encourage the creation of affordable housing by the private sector.

## 20 Single Family Homes Southwest Neighborhood: CRA District Sub-Area 8





# Carver Square Workforce Housing

## 20 Single Family Homes – 4 Models

The CRA Redevelopment Plan Outlines: Four (4) Phases:

- 1) Initial soil testing.
- 2) Acquisition of the properties, resident relocation, and demolition.
- 3) Environmental testing and remediation.
- 4) Construction of the new affordable/workforce housing units.

Phase 1-3 have been completed. The CRA is currently in Phase 4.

In January 2018, the CRA engaged Brooks and Scarpa, a design consultant to design new affordable/workforce housing for Carver Square.

CRA Staff has been working with the consultant to develop design documents which are complete and ready to submit to the Building Department for review and approval.







# Carver Square Workforce Housing

**20 Vacant Residential Parcels (Zoned: Single Family)  
Southwest Neighborhood: CRA District Sub-Area 8**







# Carver Square Workforce Housing Construction Strategy Determination

**The following were options presented to the CRA Board on June 23, 2020:**

**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 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.







# Carver Square Workforce Housing Construction Strategy Determination

## Option 3) Partner with For-Profit Developer to fulfill Workforce Housing Obligation

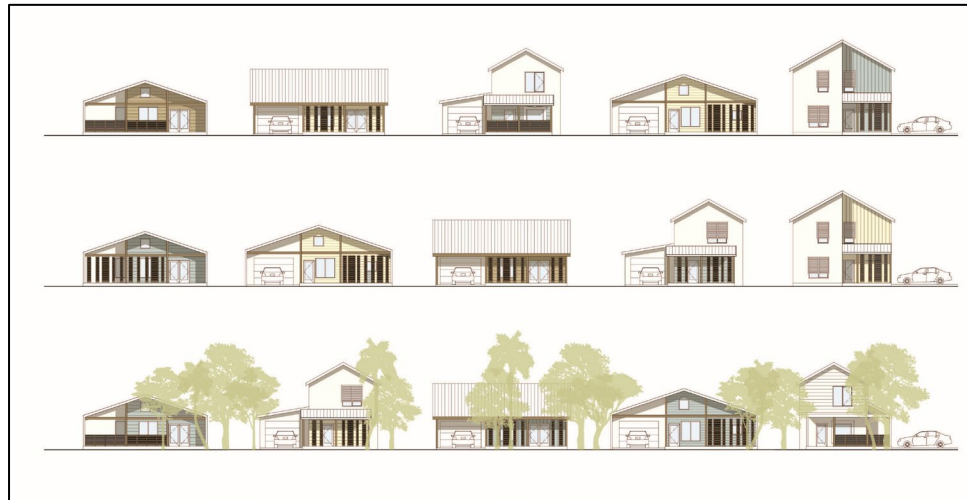
**The CRA Board requested CRA Staff conduct some information gathering related to Option 3.**

Following the Board meeting in June, Staff reached out to developers and contractors.

Staff received some varying levels of interest, including, but not limited to:

- Purchasing the lots for a nominal amount.
- Acting as the General Contractor (CRA's designs).
- Building some single-family homes now and some at a later undetermined date (Developer designs).

**At the July 28, 2020, the CRA Board directed CRA Staff to move forward with Option 3 and to publish an RFP for the Development and Disposition of Twenty (20) CRA Owned Properties in the SW Neighborhood for Workforce Housing (Carver Square).**



# CARVER SQUARE

## RFP CRA NO. 2020-01

### **Background:**

Request for Proposal: Development and Disposition of Twenty (20) CRA Owned Properties in the SW Neighborhood for Workforce Housing (Carver Square)

### **Timeline:**

RFP Released: September 28, 2020

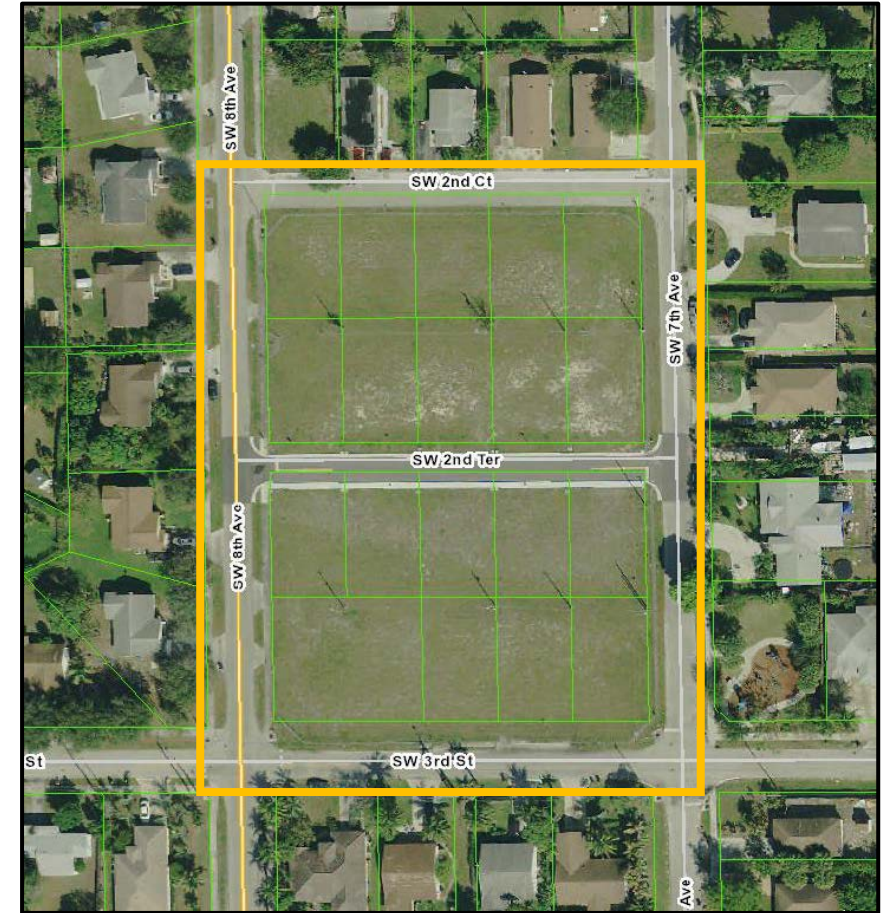
RFP Submittal Deadline: October 30, 2020

Four (4) Proposals Received

Three (3) Proposals Reviewed by Evaluation Committee:

- Azur Equities, LLC
- East to West Development Corporation
- Pulte Home Company, LLC

Evaluation & Selection Committee Met: November 18, 2020





# RFP CRA NO. 2020-01: PROPOSALS RECEIVED

Category	Azur Equities, LLC	East to West Development Corporation	Pulte Home Company, LLC
Offer/Purchase Price (CRA Properties)	\$0	\$800,000 (\$40,000 per lot)	\$200,000 (\$10,000 per lot)
Single Family Homes	<p>20 Single Family Homes</p> <p><u>Model A – 2 Story</u></p> <ul style="list-style-type: none"> <li>• 1,450 SF – 3/3</li> <li>• 1 Car Garage</li> <li>• Sale Price: \$267,960</li> </ul> <p><u>Model B – 2 Story</u></p> <ul style="list-style-type: none"> <li>• 1,600 SF - 2/2.5</li> <li>• 1 Car Garage</li> <li>• Sale Price: \$287,280</li> </ul> <p><u>Model C – 2 Story</u></p> <ul style="list-style-type: none"> <li>• 1,800 SF - 3/2.5</li> <li>• 2 Car Garage</li> <li>• Sale Price: \$313,040</li> </ul> <p><u>Model D - 2 Story</u></p> <ul style="list-style-type: none"> <li>• 2,000 SF - 4/3.5</li> <li>• 1 Car Garage</li> <li>• Sale Price: \$338,850</li> </ul>	<p>20 Single Family Homes</p> <p><u>Model A – 2 Story (6 Units)</u></p> <ul style="list-style-type: none"> <li>• 1,656/2,092 SF - 3/2.5</li> <li>• 1 Car Garage</li> <li>• Sale Price: \$0-\$331,888</li> </ul> <p><u>Model B – 2 Story (6 Units)</u></p> <ul style="list-style-type: none"> <li>• 1,640/2,000 SF - 3/2.5</li> <li>• 1 Car Garage</li> <li>• Sale Price: \$0-\$331,888</li> </ul> <p><u>Model C – 1 Story (4 Units)</u></p> <ul style="list-style-type: none"> <li>• 1,325/1,705 SF - 3/2</li> <li>• 1 Car Garage</li> <li>• Sale Price: \$0-\$331,888</li> </ul> <p><u>Model D – 1 Story (4 Units)</u></p> <ul style="list-style-type: none"> <li>• 1,412/1,911 SF - 3/2</li> <li>• 1 Car Garage</li> <li>• Sale Price: \$0-\$331,888</li> </ul>	<p>20 Single Family Homes</p> <p><u>Model A – 1 Story (5 Units)</u></p> <ul style="list-style-type: none"> <li>• 1,447/2,028 SF - 3/2</li> <li>• 2 Car Garage</li> <li>• Sale Price: \$166,110</li> </ul> <p><u>Model B – 1 Story (5 Units)</u></p> <ul style="list-style-type: none"> <li>• 1,662/2,267 SF - 3/2</li> <li>• 2 Car Garage</li> <li>• Sale Price: \$213,570</li> </ul> <p><u>Model C – 2 Story (5 Units)</u></p> <ul style="list-style-type: none"> <li>• 1,822/2,307 SF - 3/2.5</li> <li>• 2 Car Garage</li> <li>• Sale Price: \$261,030</li> </ul> <p><u>Model D – 1 Story (5 Units)</u></p> <ul style="list-style-type: none"> <li>• 1,850/2,339 SF - 4/2</li> <li>• 2 Car Garage</li> <li>• Sale Price: \$308,490</li> </ul>
Variation in Models	Not Specified	2 Story: 12 Units 1 Story: 8 Units	2 Story: 5 Units 1 Story: 15 Units
Sales Price (AMI 51-140% WF Housing)	Agrees to RFP Requirement	Agrees to RFP Requirement	Agrees to RFP Requirement
Local Hiring	Agrees to RFP Requirement	Agrees to RFP Requirement	Agrees to RFP Requirement
Construction Schedule/Homes Completed	18 Months after permits issued	18 Months after closing	18 Months after closing
Will Provide Homebuyer Qualification	Assistance with the Delray CDC	Collaboration with local agencies	Assistance with PBC

# AZUR EQUITIES, LLC





# AZUR EQUITIES, LLC

	Model A	Model B	Model C	Model D
Number of Models	Not Specified	Not Specified	Not Specified	Not Specified
Stories	2	2	2	2
Bed/Bath	3/3	2/2.5	3/2.5	4/3.5
Garage	1	1	2	1
Sale Price	\$267,960	\$287,280	\$313,040	\$338,850

Offer of Purchase Price for Land: \$0





# EAST TO WEST DEVELOPMENT CORPORATION





# EAST TO WEST DEVELOPMENT CORPORATION

	Model A	Model B	Model C	Model D
Number of Models	6	6	4	4
Stories	2	2	1	1
Bed/Bath	3/2.5	3/2.5	3/2	3/2
Garage	1	1	1	1
Sale Price	\$0-\$331,888	\$0-\$331,888	\$0-331,888	\$0-331,888

Offer of Purchase Price for Land: \$800,000 (\$40,000 per lot).

Individual Home Price Not Specified/Not to Exceed \$331,888.





# PULTE HOME COMPANY, LLC





# PULTE HOME COMPANY, LLC

	Model A	Model B	Model C	Model D
Number of Models	5	5	5	5
Stories	1	1	2	1
Bed/Bath	3/2	3/2	3/2.5	4/2
Garage	2	2	2	2
Sale Price	\$166,110	\$213,570	\$261,030	\$308,490

Offer of Purchase Price for Land: \$200,000 (\$10,000 per lot).

Offer of Marketing Fee: \$237,300 (\$11,865/unit), estimated value, commonly referred to as the “Delray Beach CRA Marketing Fee”, equal to 5% of the sale price. This fee will be paid at each home closing where the Delray Beach CRA, or any other affiliated Delray agency has referred a qualified buyer who meets the AMI criteria of the Palm Beach County Workforce Housing Program.



# EVALUATION CRITERIA

Proposals were scored based on the following criteria:

- Qualifications, Experience and Financial Capacity (30 Points)
- Development and Construction Plan and Local Hiring (35 Points)
- Offer Price, Development Costs and Home Sale Prices (35 Points)
- Optional Task: CRA Architectural Plans and Homebuyer Qualification (4 Points)

PROPOSAL	TOTAL POINTS RECEIVED
AZUR EQUITIES, LLC	304
EAST TO WEST DEVELOPMENT CORP.	354
PULTE HOME COMPANY, LLC	344

## Recommended Action:

Staff is recommending for the CRA Board to accept and award a bid for RFP CRA No. 2020-01 Development and Disposition of CRA Owned Properties in the SW Neighborhood for Workforce Housing (Carver Square).



# OPTIONS

1. Accept the selection committee results and award to the highest ranked proposer; OR
2. Reject the selection committee results and select the proposer that serves in the best interest of the CRA; OR
3. Cancel this RFP at any time, and/or reject all submitted Proposals, and/or re-issue the RFP.

*OR*

CRA Contract with a General Contactor and Construction Engineer Inspector

\*Full set of construction plans ready to submit for permit prepared by the CRA



## ITEM 8B.

PROJECT DESCRIPTION VARIATION

BH3 MANAGEMENT, LLC FOR THE  
DEVELOPMENT OF  
SW 600-800 BLOCKS OF  
WEST ATLANTIC AVENUE

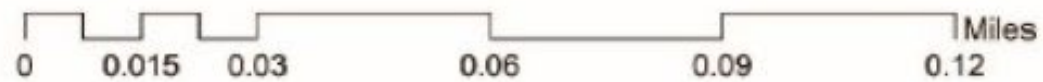


WEST ATLANTIC AVENUE PROPERTIES  
SW 600-800 BLOCKS



LEGEND

- ZONING DISTRICT
- CRA-OWNED



# Project Variations

	AtlaWest (4/22/2019)	FABRICK (2/27/2020)	NEW FABRICK (1/26/2021)	Percentage Change between FABRICK and NEW FABRICK
Residential Units	165 (135 Market Rate and 30 Workforce)	167 (137 Market Rate and 30 Workforce)	69 onsite (65 Workforce Rental Units and 5 For Sale Workforce Townhomes) 18 offsite Workforce Rental Units	-58.58%
Commercial Office	21,600 SF	22,056 SF	22,630 SF	+2.60%
Retail (including F&B)	43,300 SF	47,500 SF	23,500 SF	-50.53%
Parking	Required plus 206 public parking spaces	768 spaces (includes 206 public parking spaces)	Required plus 24 spaces  (plus \$200,000 paid to CRA for Public Parking Improvements)	---
Open and Green Space	40,000 SF	38,041 SF	30,868 SF	-18.86%
Grocery	33,000 SF	34,911 SF	Up to 33,000 SF	At least -5.47%



## D. Priority Uses

As identified in WARC's 2012 West Atlantic Area Needs Assessment, the prioritized uses in The Set area include neighborhood supportive commercial uses as follows:

- Full-service grocery store defined as "a retail operation affiliated with a regional grocery chain and consisting of no less than 20,000 square feet of retail space offering to the general public but not limited to the sale of fresh fruits and fresh vegetables, dairy products meat products, frozen food and vegetables, bakery items and toiletries." \*Note this is a required use.
- health and wellness facilities (urgent care, clinic, fitness);
- pharmacy\*;
- financial institutions (deposits loans, currency exchange)\*;
- family/social entertainment (sports bar, jazz club/lounge, amusement venues); and
- office, retail, and service uses.

**Note:** The pharmacy and financial institution may be located within the full-service grocery store.

The full-service grocer use is a requirement in this development project. Proposer(s) will be required to identify how the grocer use will be incorporated into the overall development and identify shared parking or other design elements that create a connected and integrated three-block development. Proposers must provide a letter of intent from a company that will operate a full-service grocery store at the Project Site. The letter of intent shall include the type of grocer, the proposed size/square footage of the store, and the timeline to complete construction of the grocery store.

# SW 600 – 800 Blocks of W. Atlantic Avenue Fabrick Project

Proposed Fourth Amendment - January 26, 2021

- **Project Description:**

- Retail/Food & Beverage: 23,500 square feet
- Grocery: up to 33,000 square feet
- Office: 22,630 square feet
- Public Open Space : 30,868 square feet (including 8,672 square feet for Frog Alley on the 700 Block, 5,446 square feet of Open Space on the 800 Block, 2,222 square feet of Open Space on the 600 Block, and 14,528 square feet of Open Space consisting of retention lakes.)
- Residential: 64 onsite affordable/workforce rental units (plus 3,189 square feet of amenity space including internal green space, club room, and fitness center); 5 onsite for sale affordable/workforce townhomes; and 18 offsite workforce rental units
- Parking:
  - Number of Parking Spaces: Amount approved by the City of Delray Beach as part of site plan approval plus 24 public parking spaces.









# 800 block - Office building







**700 block - retail along Atlantic**







**700 block - Frog Alley and Resi**







# 700 block - Frog Alley







**700 block - Frog Alley**





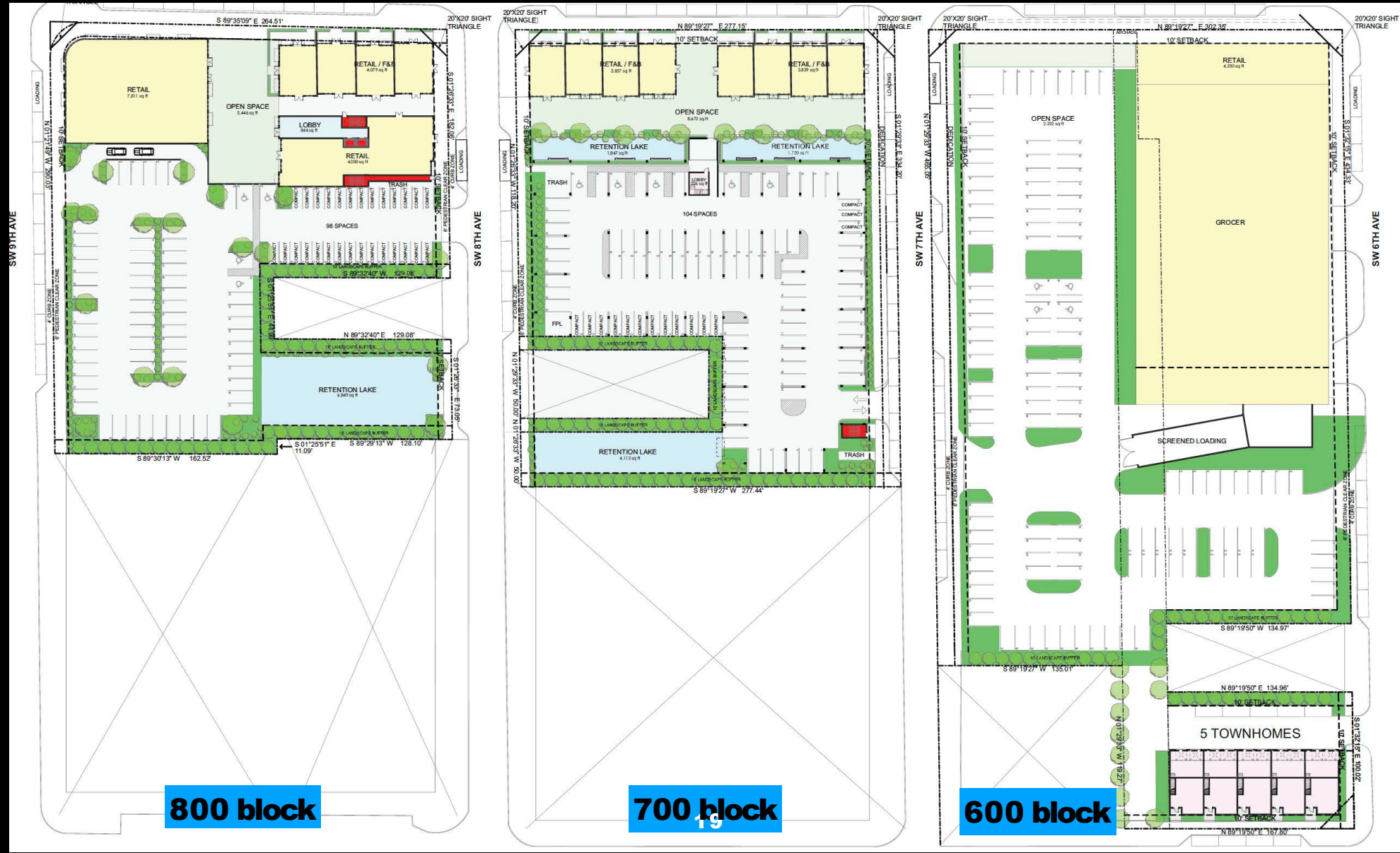


# 600 block - 5 Townhomes





# Site Plan

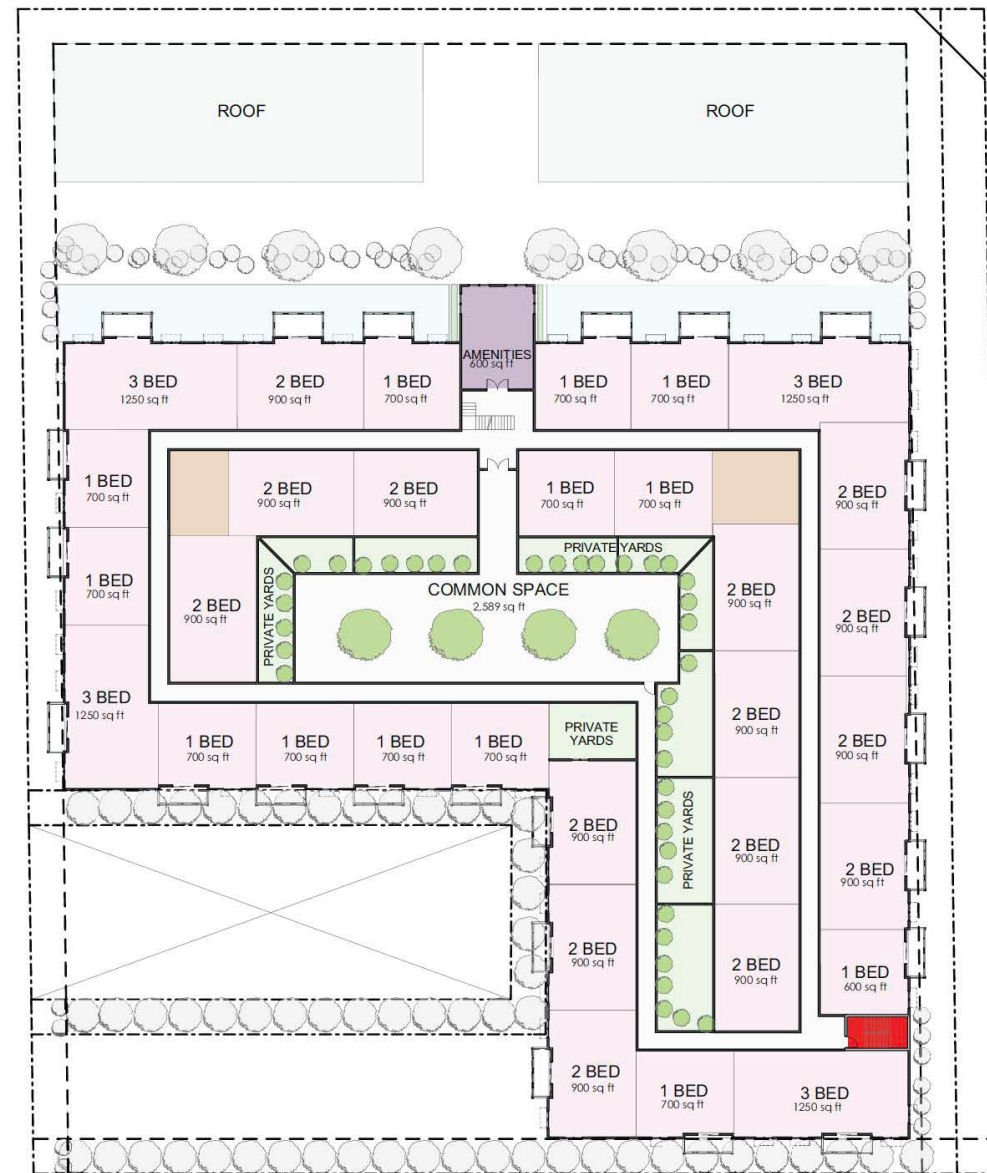
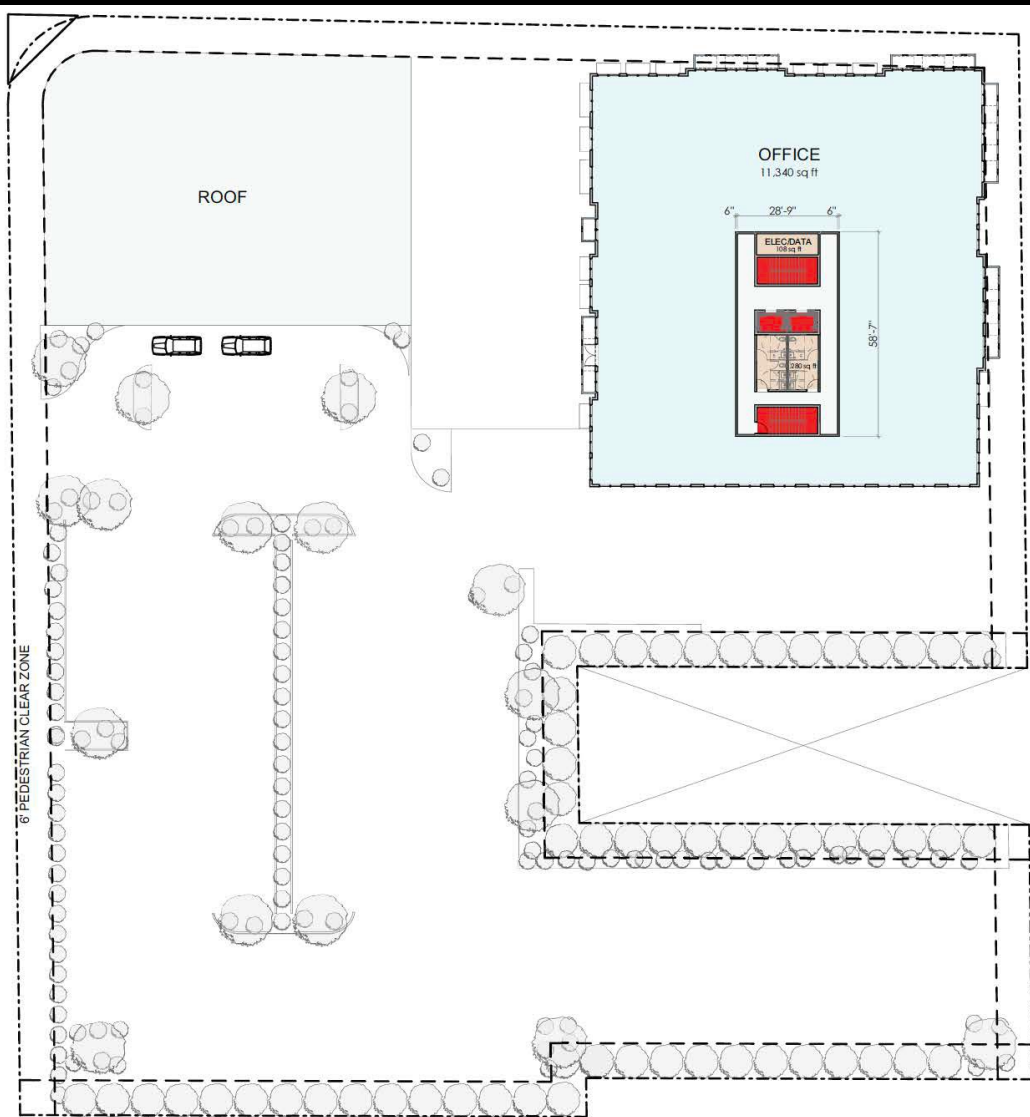




# Ground Floor Plan

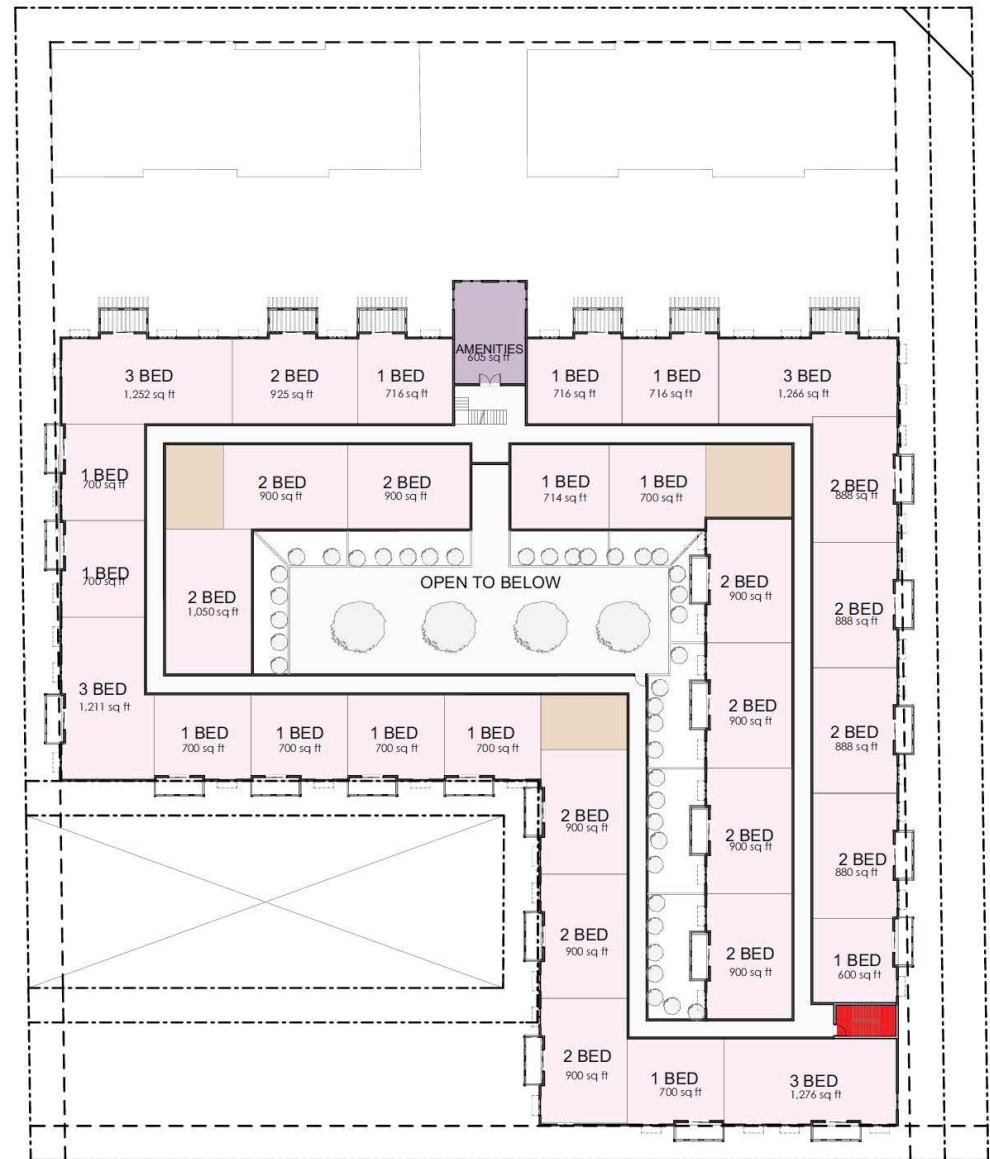
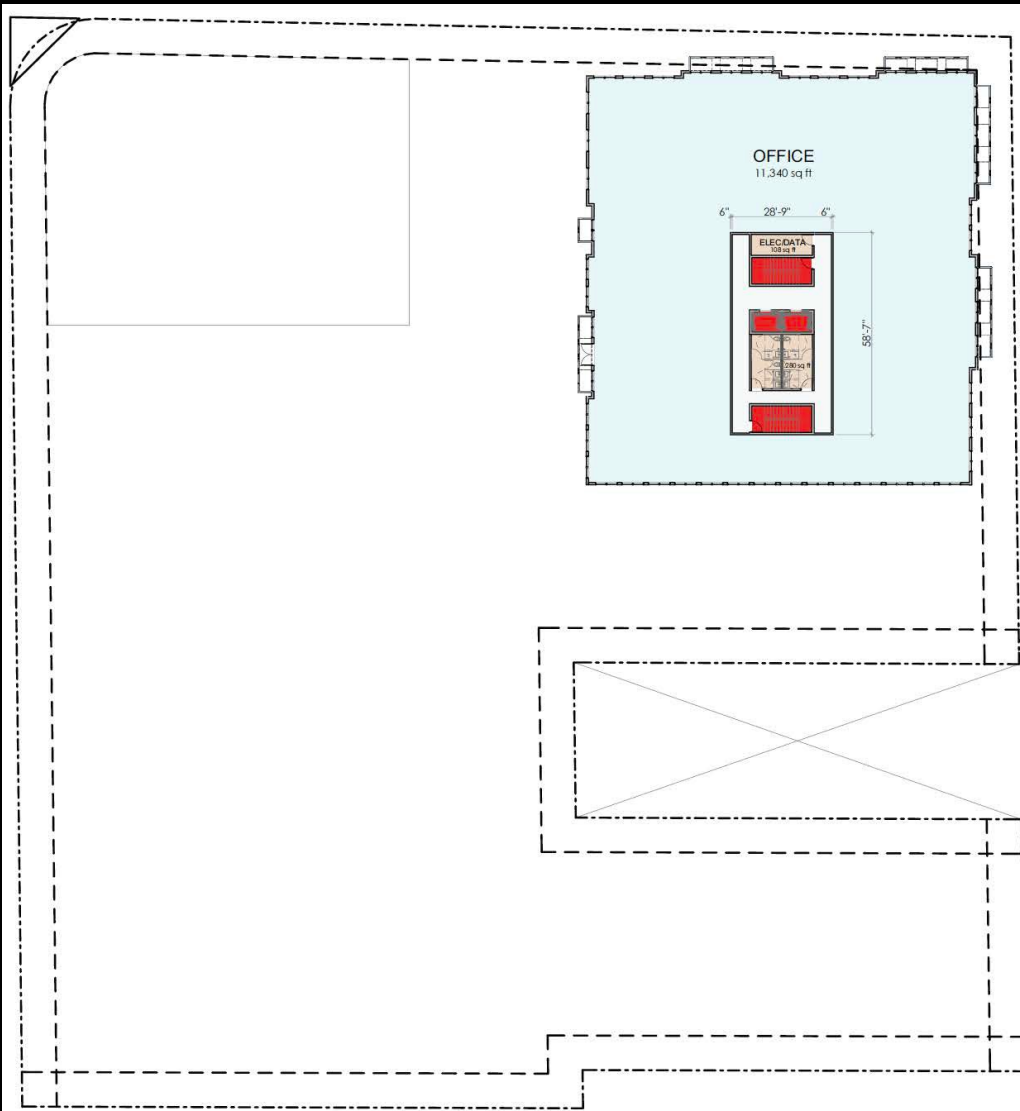


# 2nd Floor Plan





# 3rd Floor Plan





# SW 600 – 800 Blocks of W. Atlantic Avenue Fabrick Project

## Site Plan and Conditional Use Applications Submitted to the City - February 27, 2020

- **Project Description:**

- Retail/Food & Beverage: 47,400 square feet
- Grocery: 34,911 square feet (second level location)
- Office: 22,056 square feet
- Public Open Space : 38,041 square feet (Frog Alley was not specifically identified in the site plan documents)
- Residential: 167 Rental Units (amenity space including pool, club room, and fitness center was not specifically identified in the site plan documents)  
(18 units Workforce Housing offsite; Workforce Housing onsite units were not specifically identified in the site plan documents)
- Parking:
  - 768 Parking Spaces





LOOKING SOUTH WEST AT 600 BLOCK





LOOKING EAST AT NORTHWEST FROM SOUTHEAST CORNER OF 600 BLOCK



LOOKING SOUTH AT 600 BLOCK FROM ATLANTIC AVE



LOOKING EAST AT SOUTHEAST AT 600 BLOCK FROM ATLANTIC AVE





LOOKING SOUTHWEST ON 700 BLOCK FROM ATLANTIC AVE



LOOKING SOUTH AT 700 BLOCK FROM ATLANTIC AVE



LOOKING EAST AT 700 BLOCK SW 7TH AVE





LOOKING SOUTHEAST AT 800 BLOCK FROM CORNER OF ATLANTIC AVE AND SW 9TH AVE

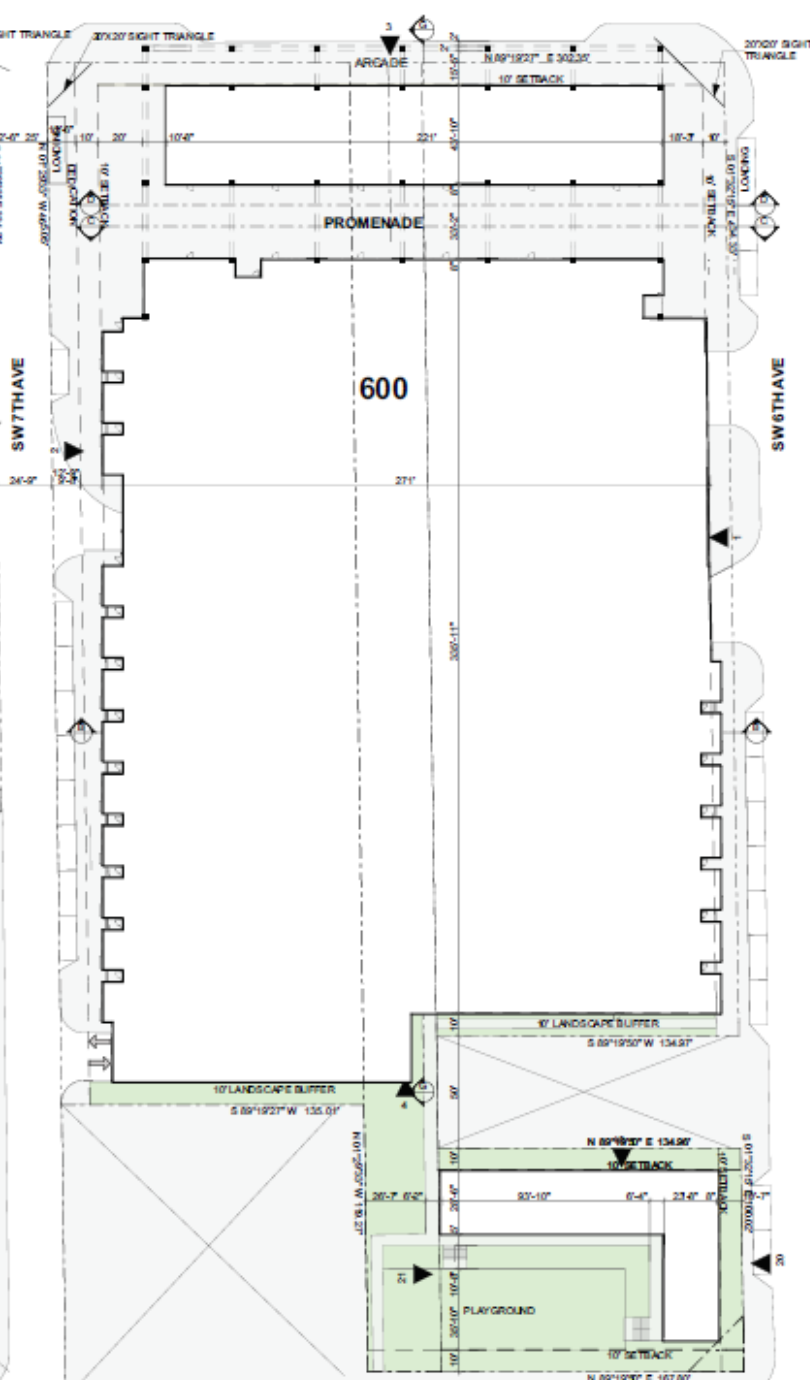
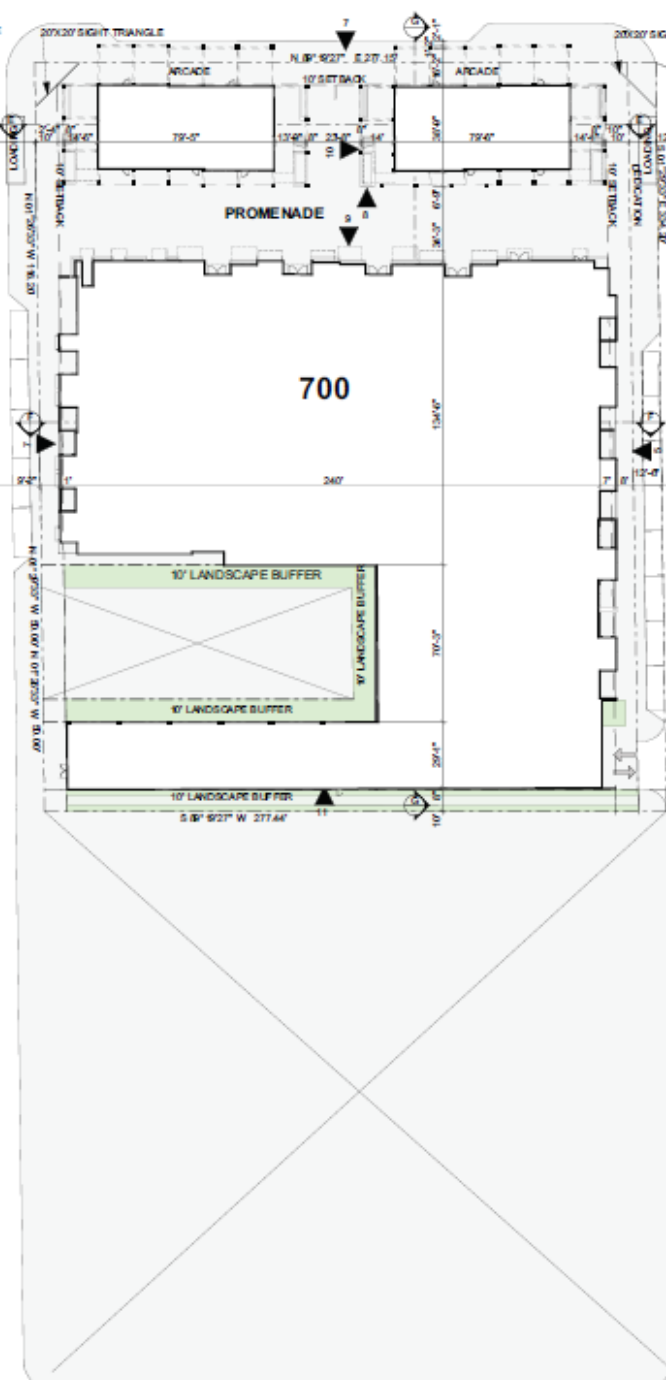
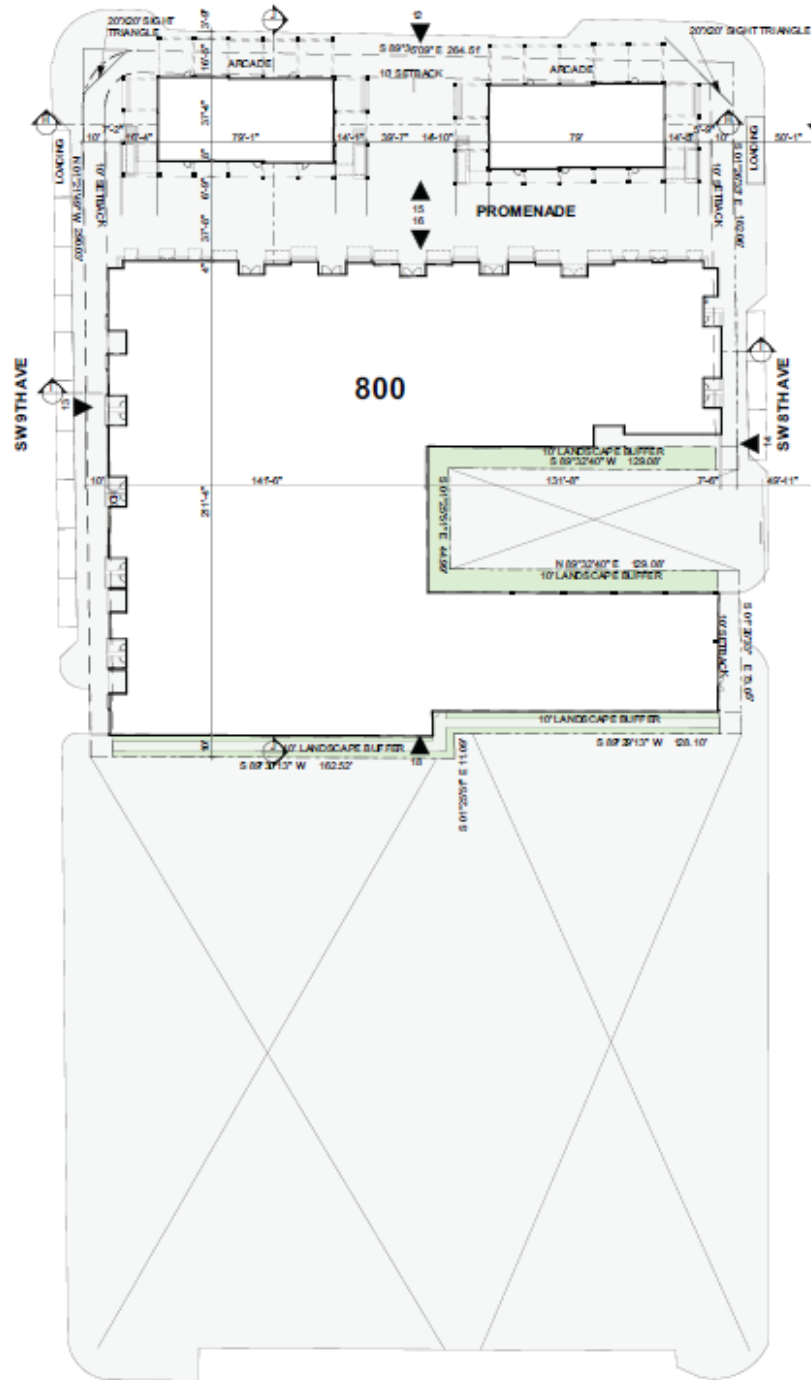


LOOKING SOUTHWEST AT 800 BLOCK FROM CORNER OF ATLANTIC AVE AND SW 8TH AVE



LOOKING EAST AT INTERIOR OF 800 BLOCK ARCADE FROM CORNER OF ATLANTIC AVE AND SW 9TH AVE







SW 600 – 800 Blocks of W. Atlantic Avenue  
AtlaWest Project  
Purchase & Sale Agreement – April 22, 2019

• **Project Description:**

- Retail/Food & Beverage: 43,300 square feet
- Grocery: 33,000 square feet
- Office: 21,600 square feet
- Public Open Space : 40,000 square feet (including 32,000 square feet for Frog Alley)
- Residential: 165 Rental Units (plus 28,532 square feet of amenity space including pool, club room, and fitness center)  
(18 units Workforce Housing offsite; 12 units Workforce Housing onsite)
- Parking:
  - 2 Structured Parking Facilities and 1 Surface Lot
  - Number of Parking Spaces: Amount approved by the City of Delray Beach as part of site plan approval plus at least 206 public parking spaces.



# Atlantic Avenue





# 6th & Atlantic





# Frog Alley







## ITEM 8C.

FOURTH AMENDMENT TO  
THE PURCHASE AND SALE  
AGREEMENT WITH  
BH3 MANAGEMENT, LLC FOR  
THE DEVELOPMENT OF  
SW 600-800 BLOCKS OF WEST  
ATLANTIC AVENUE





# Key Points to Fourth Amendment Proposal



### **BH3 Proposed 4<sup>th</sup> Amendment Key Points**

	<b>CRA Staff Proposed 4<sup>th</sup> Amendment</b> * Pending Board Approval	<b>BH3 Proposed deviation to Proposed 4<sup>th</sup> Amendment</b>	<b>Open Issues</b>
<b>Earnest Money (1.7 and 2.1)</b>	\$1,000,000 total, at risk, deposit <ul style="list-style-type: none"> <li>• \$250,000 Earnest Money tied to the Public Benefit Commitment released upon issuance of TCO for 600, 700 and 800 Blocks</li> <li>• \$100,000 released upon full site plan approval date</li> <li>• \$325,000 released upon issuance of TCO for 700 Block and 800 Block</li> <li>• \$325,000 released upon issuance of TCO for Grocer on 600 Block</li> </ul>	\$1,000,000 total, at-risk, deposit <ul style="list-style-type: none"> <li>• \$250,000 Earnest Money tied to the Public Benefit Commitment released upon issuance of TCO for 600, 700 and 800 Blocks</li> <li>• \$250,000 released upon full site plan approval date</li> <li>• \$250,000 released upon issuance of TCO for 700 Block and 800 Block</li> <li>• \$250,000 released upon issuance of TCO for 600 Block</li> </ul>	Release upon issuance of TCO for Grocer
<b>Parking Fund Contribution (1.14)</b>	\$200,000 will be remitted to the CRA within 15 days of the City's issuance of TCO for 600, 700 and 800 Blocks, which shall be used at sole discretion of CRA for public parking improvement within CRA district	No deviation	No open issues
<b>Application Date for Site Plan and Conditional Use (1.1)</b>	180 days subsequent to the execution date of 4 <sup>th</sup> Amendment	No deviation	No open issue



<b>Approval Date (1.2)</b>	December ____, 2021	No deviation	No open issue .
<b>Force Majeure (1.10)</b>	<ul style="list-style-type: none"> <li>BH3 waives any rights it has to assert force majeure related to events that pre-date the full execution of the 4<sup>th</sup> Amendment.</li> <li>BH3 does not waive any rights it has to request force majeure extensions due to any force majeure related events that has directly caused any delays in BH3's ability to obtain permits and approvals for the Project from the City after the date the Fourth Amendment is fully executed.</li> </ul>	No deviation	No open issue
<b>Project Phasing (1.23)</b>	<ul style="list-style-type: none"> <li>600 Block – as outline in Grocer timeline. See attached Exhibit B.</li> <li>700 Block – within 60 days of BH3's receipt of first building permit for Project</li> <li>800 Block – within 120 days of BH3's receipt of first building permit for Project</li> </ul>	No deviation	No open issue
<b>Grocery Store Space (1.14)</b>	Up to 33,000 SF	No deviation	No open issue
<b>Residential Units (1.14)</b>	<p>64 Onsite Residential Rental Units consisting of:</p> <ul style="list-style-type: none"> <li>26 one bedroom/ one bath apartment units</li> <li>30 two bedroom/two bath apartment units</li> <li>8 three bedroom/ two bath apartment units</li> </ul> <p>18 Offsite Residential Rental Units</p> <p>For Sale Residential Units</p> <ul style="list-style-type: none"> <li>5 two story townhomes</li> </ul>	No deviation	



<b>Residential Amenity Space (1.14)</b>	3,189 SF amenity space (including internal green space, club room and fitness center)	No deviation	No open issue
<b>Retail/Food and Beverage (ground floor) (1.14)</b>	23,500 SF	No deviation	No open issue
<b>Open Space (1.14)</b>	30,868 SF consisting of: <ul style="list-style-type: none"> <li>• 8,672 SF – “Frog Alley” on 700 Block</li> <li>• 5,446 SF – Open Space on 800 Block</li> <li>• 14,528 SF - Open Space consisting of retention lakes</li> <li>• 2,222 SF - Open Space on 600 Block</li> </ul>	No deviation	No open issue
<b>Professional Office Space (1.14)</b>	22,630 SF	No deviation	No open issue
<b>Parking Spaces (1.14)</b>	City requirement per site plan plus BH3 will provide <ul style="list-style-type: none"> <li>• 24 parking spaces</li> <li>• Parking Fund Contribution of \$200,000 that will be remitted to the CRA within 15 days of the City’s issuance of TCO for the Project</li> </ul>	No deviation	No open issue
<b>Workforce Housing Units</b>	<ul style="list-style-type: none"> <li>• 69 workforce/ affordable housing units onsite (64 rental units plus 5 for-sale townhomes)</li> <li>• 18 workforce rental housing units offsite</li> <li>• See Exhibit A for WFH rental rates for the 64 rental units onsite</li> </ul>	No deviation	No open issues



**BH3 Proposed 4<sup>th</sup> Amendment Key Points**

**Exhibit A**

**BH3's Proposed Workforce Housing Rental Rates\* for the 64 Onsite Residential Units**

Unit Type	<60%		61% to 80%		81% to 120%			
	# of Units	Rent	# of Units	Rent	# of Units	Rent		
1 bedroom	2	\$ 988.00	3	\$ 1,318.00	21	\$ 1,977.00		
2 bedroom	3	\$ 1,186.00	5	\$ 1,582.00	22	\$ 2,373.00		
3 bedroom	0	\$ 1,977.00	0	\$ 2,373.00	8	\$ 2,740.00		
<b>Total</b>	<b>5</b>		<b>8</b>		<b>51</b>		<b>64</b>	<b>Total Units</b>

\* Subject to Palm Beach County's Workforce Housing Program regulations, as amended, on income and rental rate restriction.



## Exhibit B – 600 Block Grocer Timeline (As of 01/25/21)

LOI TERM	Date	Notes/References
Tenant & Landlord's Acceptance of LOI	10/12/2020	
Publix Real Estate Committee Approval	3/1/2021	This proposal is contingent upon site approval by the Publix Real Estate Committee and budget approval by Publix's Real Estate Investment Committee ("Internal Approvals"). Target date for REC Approval January 31, 2021 provided staff timely responses to Publix on design changes <u>and with 4th amendment to PSA in hand by 12/31/20</u> . First meeting already had with staff and received comments. Outside date for REC approval is end of Exclusivity Period.
Provide Owner's Title Insurance Policy	3/31/2021	Landlord shall provide Tenant with a copy of its current survey, as well as its current title policy or a current title commitment covering the Leased Property Tract, together with all exception and supporting documents referenced therein, within thirty (30) days of the date of approval by Publix's Real Estate Committee.
Exclusivity Period	4/10/2021	Exclusivity for 180 calendar days from execution of LOI
Effective Date of Lease	9/1/21	Landlord and Tenant shall work diligently and in good faith to enter into the Lease within six (6) months of the date of approval by Publix's Real Estate Committee.
Inspection Period	12/31/21	Tenant shall have a period of one hundred twenty (120) days from the Effective Date of the Lease within which to satisfy itself, in Tenant's sole discretion, that the Leased Property is suitable for Tenant's intended use (the "Inspection Period").
Approvals Period	12/31/2022	Tenant shall have a period of up to three hundred sixty-five (365) days following the expiration of the Inspection Period (the "Approvals Period") to obtain, in Tenant's sole satisfaction, all necessary permits, licenses, entitlements and other governmental approvals for Tenant's intended use and development of the Leased Property, including, but not limited to, site plan approval, site permits, water management permits and building permits (the "Approvals").
Approval Period Extension 1	1/30/2023	If, after the end of the Approvals Period, Tenant is unable to secure all of the necessary Approvals, Tenant shall have the right to (i) extend the Approvals Period for three (3) thirty (30) day periods, or (ii) terminate the Lease at any point prior to the expiration of the Approvals Period (as may be extended).
Approval Period Extension 2	3/1/2023	
Approval Period Extension 3	3/31/2023	
Commencement Date/Open for Business	12/31/2023	The Term of the Lease and the payment of Annual Rent thereunder shall commence on the <u>earlier</u> to occur of: (i) three hundred sixty-five (365) days from the expiration of the Approvals Period or (ii) the date Tenant opens for business.



## ITEM 8D.

NOTICE OF DEFAULT  
BH3 MANAGEMENT, LLC FOR  
THE DEVELOPMENT OF  
SW 600-800 BLOCKS OF WEST  
ATLANTIC AVENUE





# Section 10 of the PSA, “Default by Purchaser”

“The Purchaser shall be deemed to be in default hereunder only upon the occurrence of any of the following events (and only after written notice has been provided to Purchaser whereby Purchaser has a 30-day period to cure, said cure period had expired, accounting for any Force Majeure extensions), to-wit:

- (a) In the event that Purchaser fails to file an application for government approvals with the necessary documentation required by the governmental entities and an application for conditional use approval necessary for the development, and construction of the Project; with the City or any other governmental entity on or before the Application Date,
- (b) In the event the Purchaser fails to obtain all necessary approvals on or before the Approval Date because of Purchaser's actions or inactions,
- (c) In the event that the Purchaser fails to close the transaction on or before the Closing Date and such failure to close is not otherwise attributable to a default by Seller,
- (d) Failure to provide a financial commitment letter as required by Section 18.1 herein,
- (e) Failure to provide the Letter of Credit or Performance Bond as required by 18.2 herein.

Provided Seller is not in default herein, if Purchaser defaults in the performance of any of the obligations to which reference is made in the immediately preceding subsections (a) through (c), both inclusive, and Purchaser fails to remedy such default within thirty (30) days after written notice by Seller to Purchaser of such default(s) unless the Default is not reasonably curable within 30 days, and Seller and Purchaser fail to agree on a reasonable time to cure (the "Default Notice"), Seller may terminate this agreement subject to Section 1.21 herein. Upon termination by the Seller, the termination, this Agreement shall become null and void, and neither party shall have any claims of whatsoever kind, type, nature or description against the other party.”

# Corey Jones Isle











Presented by Palm Beach County Office of Equal Business Opportunity  
with the City of Delray Beach and the Delray Beach CRA

# DELRAY BEACH X PALM BEACH COUNTY WORKSHOPS



6:00PM

2/03

**Starting a Business  
in Palm Beach  
County**

Marlon D. White  
BBIC

2/10

**Accessing Capital**

Mo Corker  
Comerica Bank

2/24

**Registering for  
Business with  
the County**

OEBO Staff

**CLICK TO REGISTER**

<https://pbcgov.zoom.us/j/85302781467?pwd=Ym8raVZxZnRyTUlVWHFoTVZQYXlyQT09>



Palm Beach County Board of County Commissioners  
Dave Kerner, Mayor, Robert S. Weinroth, Vice Mayor  
Maria G. Marino, Gregg K. Weiss, Maria Sachs  
Melissa McKinlay, Mack Bernard



PRESENTED BY DELRAY BEACH CRA IN COLLABORATION WITH  
SPADY CULTURAL HERITAGE MUSEUM AND ARTS GARAGE

# AUTHORS SPEAK

THE IMPACT OF RACE ON AMERICAN SOCIETY



**JASON REYNOLDS**

STAMPED: RACISM, ANTIRACISM & YOU

**FEBRUARY 20TH**  
3:30PM - 5:30PM



**TINA K. SACKS**

INVISIBLE VISITS: BLACK MIDDLE-CLASS WOMEN  
IN THE AMERICAN HEALTHCARE SYSTEM

**MARCH 24TH**  
6PM - 8PM



**RICHARD ROTHSTEIN**

THE COLOR OF LAW: A FORGOTTEN HISTORY OF  
HOW OUR GOVERNMENT SEGREGATED AMERICA

**APRIL 29TH**  
3:30PM - 5PM

LIMITED SEATING AVAILABLE OR JOIN US VIA LIVESTREAM

## BOOK GIVEAWAY FOR ATTENDEES

\*LIMITED QUANTITY AVAILABLE



**DELRAY BEACH CRA**  
COMMUNITY REDEVELOPMENT AGENCY



**ARTSGARAGE.ORG | 561-450-6357**

arts garage is a 501(c)(3)  
non-profit organization.



DELRAY BEACH CRA



94 NE 2ND AVE.  
DELRAY BEACH, FL 33444







# Delray Senior Resource Center

708 W. Atlantic Ave, Delray Beach, FL 33444

## January 2021 Calendar

Events details and information on the back.

Monday	Tuesday	Wednesday	Thursday	Friday
28	29	30	31	1
4	5 <b>Medicare &amp; Medicaid Assistance</b> 12:30 PM - 3:00 PM	6	7 <b>Bingo</b> 12:30 PM - 2:00 PM	8
11	12 <b>Senior Tech Class</b> 12:30 PM - 1:30 PM	13	14 <b>Caregiver Support Group</b> 12:30 PM - 1:30 PM	15
18	19 <b>Veterans Benefits Assistance</b> 12:30 PM - 2:00 PM	20	21 <b>Advanced Directives</b> 12:30 PM - 1:30 PM <b>Elder Law</b> 2:00 PM - 3:00 PM	22
25	26 <b>Diabetes Screening</b> 12:00 PM - 3:00 PM <b>Senior Home &amp; Body Essential Bags</b> 1:00 PM - 2:30 PM	27 <b>Alzheimer's disease &amp; dementia</b> 2:00 PM - 3:00 PM	28 <b>Lunch &amp; Learn: Doc Talk</b> 4:00 PM - 5:00 PM	29
1	2	3	4	5

Center Hours: 12:00 PM - 3:00 PM  
Tuesday, Thursday

# Delray Senior Resource Center

## February 2021 Calendar

Events details and information on the back.

*\*Join some events and classes virtually via ZOOM: Zoom Meeting ID: 5618152889*

Monday	Tuesday	Wednesday	Thursday	Friday
1	2 <b>Medicare &amp; Medicaid Assistance</b> 12:30 PM - 3:00 PM	3 <b>Zoom for Seniors</b> <i>Stay connect with friends, family and events</i> 12:30 PM - 1:30 PM	4 <b>Bingo</b> 12:30 PM - 2:00 PM	5
8	9 <b>Doc Talk: The COVID Vaccine</b> <i>Get Your Questions Answered.</i> 12:30 PM - 1:30 PM	10 <b>Valentine's Day Free Senior Gift</b> 1:00 PM - 2:30 PM	11 <b>Caregiver Support Group</b> <i>You are not alone.</i> 12:30 PM - 1:30 PM	12
15	16 <b>Diabetes Screening</b> 12:00 PM - 3:00 PM	17 <b>War-time Aid and Attendance</b> <i>Pension Entitlement for veterans &amp; surviving spouses</i> 1:00 PM - 2:30 PM	18 <b>Legal Issues for Seniors*</b> 2:00 PM - 3:00 PM	19
22	23 <b>The 5 Wishes*</b> <i>Planning for End of Life</i> 12:30 PM - 1:30 PM	24 <b>Memory Loss*</b> <i>Normal Aging Vs Dementia</i> 2:00 PM - 3:00 PM	25	26

708 W. Atlantic Ave, Delray Beach, FL 33444





SW Neighborhood Improvement Project  
Progress Update 1/22/2021  
7th Ave from SW 3rd St to SW 2nd St  
Walks/Driveways and 1st Lift of Asphalt Complete

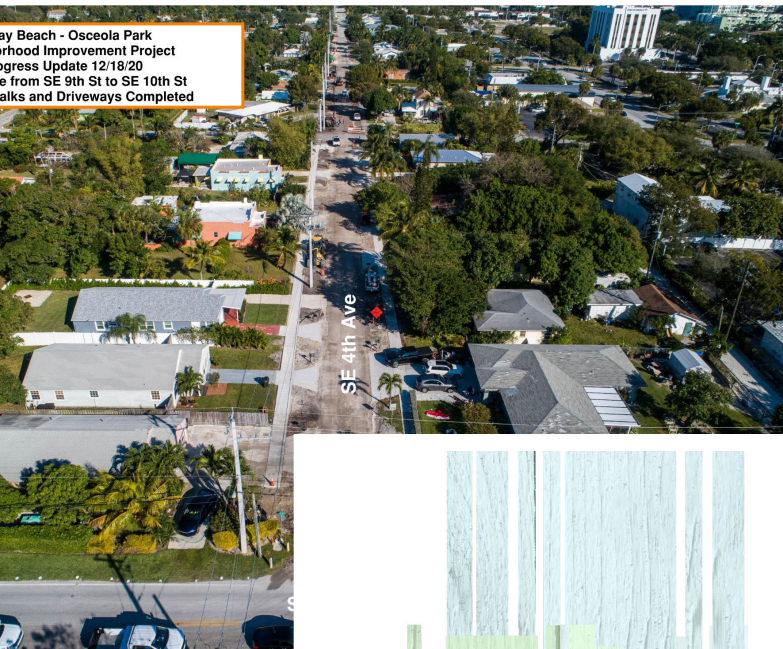


# SW Neighborhood Improvement Project





Day Beach - Osceola Park  
Neighborhood Improvement Project  
Progress Update 12/18/20  
Work from SE 9th St to SE 10th St  
Walks and Driveways Completed



## MONTHLY PUBLIC OUTREACH MEETING

Wednesday, January 27, 2020  
6:00 pm via Microsoft Teams

TO CALL INTO THE MEETING, PLEASE USE THE  
**INFORMATION BELOW.**

**CALL-IN #**

**1-815-516-0257**

**CONFERENCE ID**

**513789794#**

TO JOIN VIA WEB BROWSER OR SMARTPHONE  
APP, USE THE BELOW LINK OR QR CODE.

[bity.ly/OsceolaMeeting](https://bity.ly/OsceolaMeeting)



## Osceola Park Neighborhood Improvement Project