



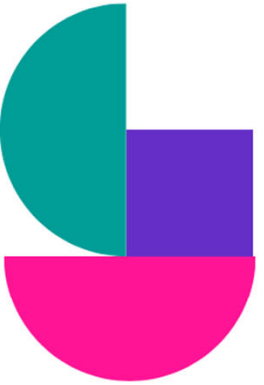
Delray Beach Community
Redevelopment Agency
Regular Board Meeting

Tuesday May 25, 2021, 4:00 p.m.

ITEM 10 A.

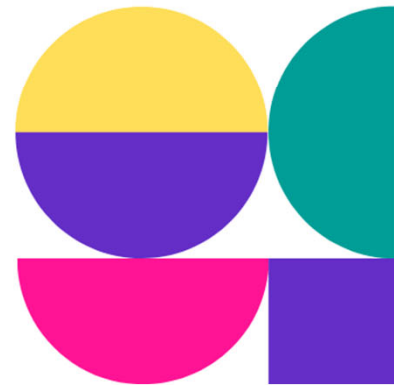
Approval of the Implementation
of the SNAP/Fresh Access Bucks
Program at the Delray Beach
GreenMarket





SNAP/Fresh Access Bucks Program

- Delray GreenMarket would become **1st** FAB outlet in Palm Beach County (and 1 of only 3 the tri-County area)
- Increases purchasing power of SNAP recipients
- Expands GreenMarket's customer base
- Increases resident access to fresh, healthy food options
- Increases market sales for vendors who are local small businesses



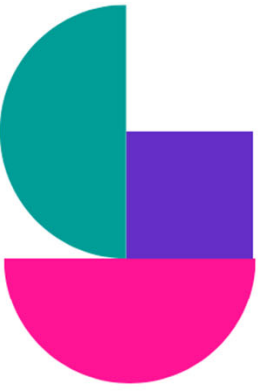


ITEM 10B.

DELRAY BEACH COMMUNITY LAND TRUST

COREY JONES ISLE CONSTRUCTION





Corey Jones Isle Workforce Housing Development Budget

Revenue:

Corey Jones Isle Home Sales	\$2,454,350
-----------------------------	-------------

Expenditures:

Purchase of the Land	\$496,010
----------------------	-----------

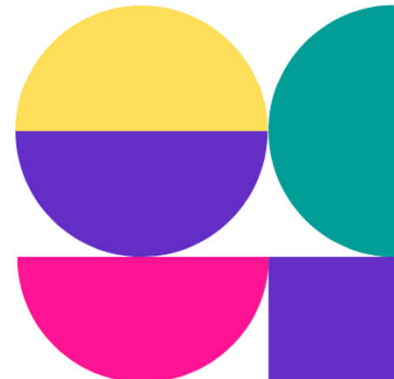
Revenue from the Sale of the Land to the DBCLT	(\$5,000)
--	-----------

6622- Corey Jones Isle Construction/DBCLT Loan	\$2,454,350
--	-------------

6512- Corey Jones Isle Subsidies (up to)	<u>\$850,000</u>
--	------------------

TOTAL EXPENSE	\$3,795,360
---------------	-------------

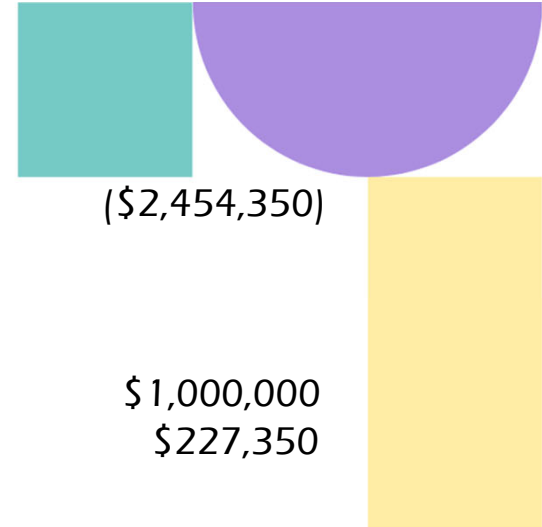
Revenue Over (Under) Expenditures	(\$1,341,010)
-----------------------------------	---------------



LOAN FORGIVENESS OPTIONS

Financial Shortfall on FY 2020-2021 Budget :

6622 – Corey Jones Isle Construction/DBCLT Loan



- Option 1

- Forgive 50% of the loan:

- Utilize funds from 6512- Support for Affordable Housing Initiatives

\$1,000,000

- Reclass funds from other budget items for remaining balance

\$227,350

- Option 2

- Forgive the loan in FY 20-21:

- Utilize funds from 6512- Support for Affordable Housing Initiatives

\$1,000,000

- Reclass funds from other budget items for remaining balance

\$1,454,350

- Option 3

- Forgive the loan over two fiscal years:

- FY 20-21:

- 6512- Support for Affordable Housing Initiatives

\$1,000,000

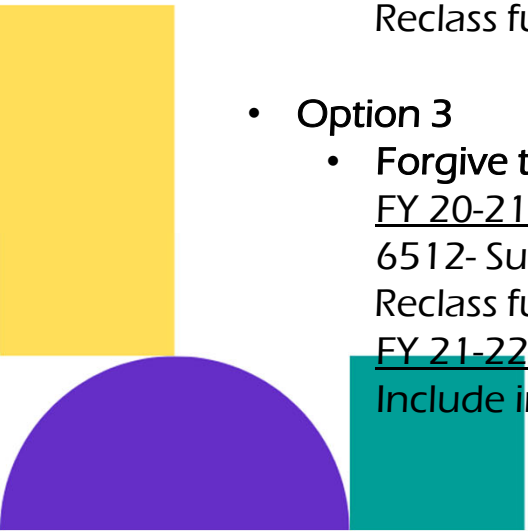
- Reclass funds from other budget items for remaining balance

\$227,350

- FY 21-22:

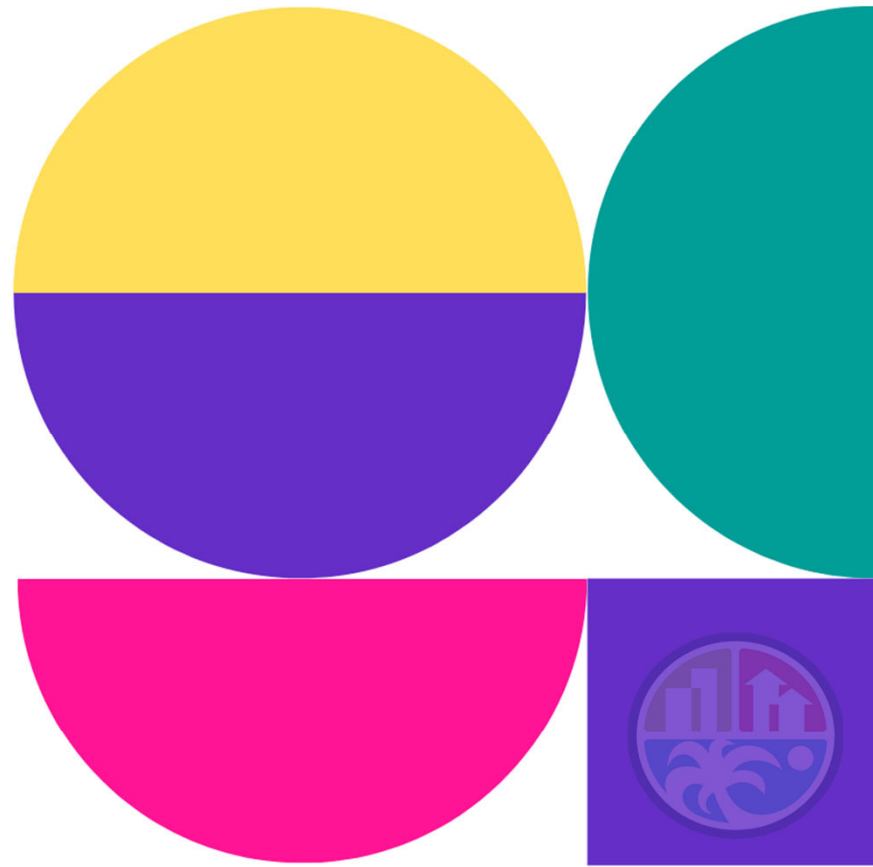
- Include in the budget

\$1,227,350



ITEM 10C.

OLD PLUMOSA SITE





FORMER PLUMOSA SITE 1712 NE 2nd AVENUE

10.32 acres



[View Property Record](#)

Owners

SCHOOL BOARD OF PALM BEACH COUNTY
FL
PLANNING & INTERGOVERNMENTAL
SERVICES

Property Detail

Location 1712 NE 2ND AVE
Municipality DELRAY BEACH
Parcel No. 12434609390000388
Subdivision S/D OF 9-46-43 IN

Book	Page
Sale Date	

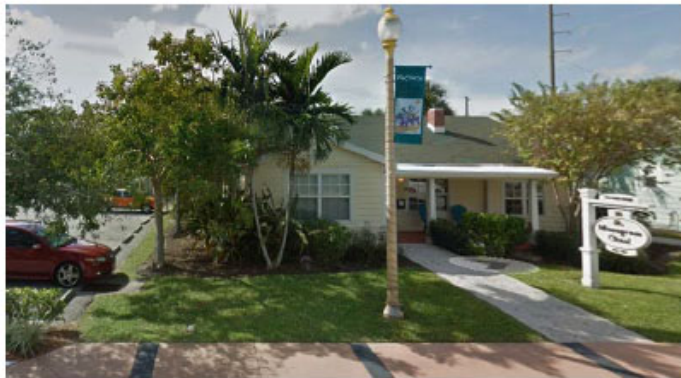
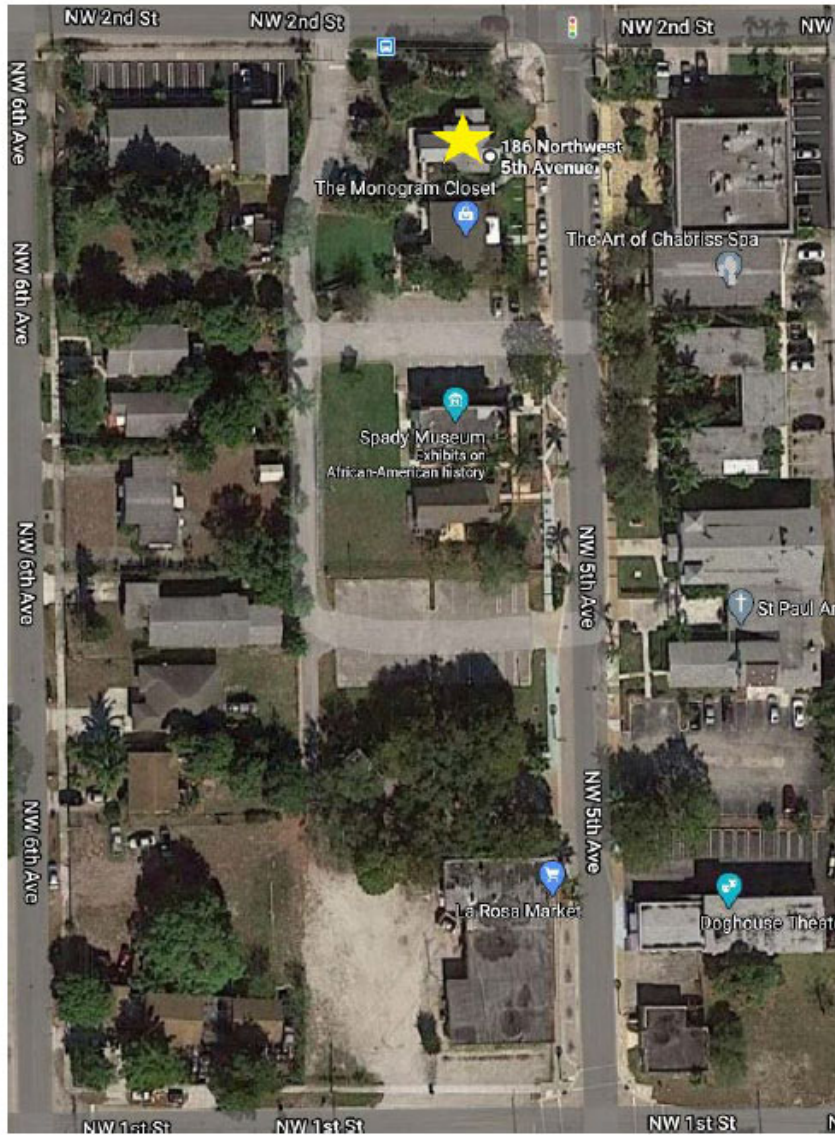
Mailing Address 3661 INTERSTATE PARK RD
N STE 200
RIVIERA BEACH FL 33404
5906



ITEM 10D.

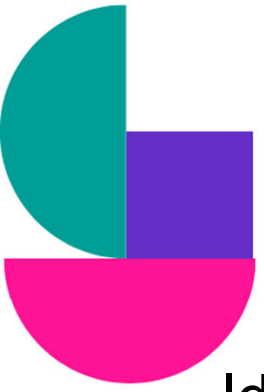
182 & 186 NW 5TH AVENUE LEASE PROPOSALS





182 NW 5th Avenue
Approx. 1,450 sq. ft.

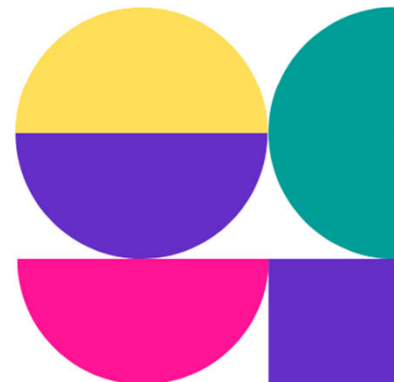
186 NW 5th Avenue
Approx. 1,090 sq. ft.



CRA COMMUNITY REDEVELOPMENT PLAN

Identifies the NW/SW 5th Avenue corridor within the NW & SW 5th Avenue Beautification Project #2.1 with the objective “to revitalize the corridor into a thriving district for neighborhood businesses and cultural activities.”

More specifically, the Project calls for the encouragement of “minority business development” and “providing diverse neighborhood shopping, services, and cultural facilities for area residents and visitors.”



WEST ATLANTIC MASTER PLAN

- Neighborhood Challenges
 - Lack of attractions and destinations
 - Mismatch between available jobs and local workers' skill sets (only 6% of local workers work in the area)
- West Atlantic Needs Assessment
 - Neighborhood serving businesses
 - Specialty restaurants, live music venues, one of a kind retail, hospitality and tourism support businesses.
- Guiding Principle: Community Wealth Building
 - "Residents of the West Atlantic area expressed the need to increase opportunities for resident to open businesses and to assist those already in place to expand and succeed."
 - Concentrate retail uses
 - "The creation of authentic culture-related dining spots will help to make the West Atlantic neighborhoods a destination in the region."

Public Notices Issued:

Proposal Due Date:

Received:

February 8, 2021

May 7, 2021

7 Proposals

1 Letter of Intent to Purchase

Proposal Received	Type of Business	Proposer
Educating the Mind, Body, and Soul – 182 NW 5 th Avenue	Trauma Informed Yoga Studio	Raiko Knight / Educating the Mind Body and Soul, LLC
Let's Talk Café & Social Networking Bar – Did not specify location	Café / Business Services	Christopher Redding/ Let's Talk Innovation, LLC
Nicole's House – 182 NW 5 th Avenue	Restaurant	Nicole Myers & Chinasa Thompson
Roots and Fruits Smoothie Bistro – 182 NW 5 th Avenue	Smoothie Bistro & Café	Kenya C. Madison
Serene MedSpa – 186 NW 5 th Avenue	Medical Spa	Serena Spates
Visual Adjectives – 186 NW 5 th Avenue	Retail / Gallery	Michelle Lawrence & Edward Stinson / Visual Adjectives, LLC
Visual Adjectives – 182 NW 5 th Avenue	Retail / Gallery	Michelle Lawrence & Edward Stinson/ Visual Adjectives, LLC
Letter of Intent to Purchase 182 & 186 NW 5 th Avenue	Not Available	Thrive Foundation

