

# Corey Isle Workforce Housing Development Project Update



**September 2020**

## Contract for Architectural Services with Pasquale Kuritzky, Inc.:

- Executed (3-year term): January 11, 2018
- Notice to Proceed Issued: January 17, 2018

## Contract Negotiations with Delray Beach Community Land Trust:

Purchase and Sale Agreement: ten (10) vacant single-family residential lots (\$5,000.00)

- Executed: January 15, 2020

Amendment to Purchase and Sale Agreement:

- CRA Board Approved Item: July 28, 2020
- **CLT Closed on Three (3) SF Homes: September 10, 2020**

Construction Loan Agreement: ten (10) single-family workforce housing units (\$2,454,350.00)

- **First Three (3) SF Homes: September 10, 2020**

Mortgage and Security Agreement: \$2,454,350.00

- Pending

A Promissory Note: \$2,454,350.00

- Pending

## City Infrastructure Improvements:

CRA Coordination with City Engineering Department

- City SW Infrastructure Project – Project Commencement: June 2020
- Ongoing Coordination with City
- CEI Baxter Woodman/GC Ric Man

## Building Permits:

- CRA submitted and processed Master Permit: Approved
- CRA Paid: Water and sewer impact fees paid for Lots 1, 2 & 3 (July: \$7,491.00)
- **Three (3) SF Home Permits Issued: August 31, 2020; Construction Commenced**
- **City installed SW 7<sup>th</sup> Avenue utilities**
- **Plumbing connections to utilities completed for Lot 1, 2 & 3**



**Lots 4-10 - Building Permit Plan Review Status:**

- CRA submitted and processing: Permits for Lots 4-10
- Resubmitted corrections to the Building Department for review on September 16, 2020.
- Plans in Review. Pending Approval.

Planning and Zoning	Approved
Public Utilities	Approved
Engineering	Disapproved Status: Resubmitted on September 16, 2020. Approval Pending.
Environmental Services	Approved.
Building/Planning Review	Disapproved Status: Resubmitted on September 16, 2020. Approval Pending.
Mechanical	Approved
Plumbing	Approved
Electrical	Approved
Landscaping	Approved
Irrigation	Approved

**Required Dedications and Easements: Completed**  
**Right of Way – 2’ Alley Dedication (8 Lots)**

- City Commission Approved: July 7, 2020
- Recorded on July 17, 2020

**10’ General Utility Easement (8 Lots): Completed**

- City Commission Approved: July 7, 2020
- Recorded on July 17, 2020