

CRA Work Plan Progress Report – FY 17/18 9/5/2018

Item #	Project Description	Emp.	Status
	AREAWIDE & NEIGHBORHOOD PLANS		
1.	West Atlantic Avenue Redevt.		
a.	The Set Transformation Plan	JC/KC	Consideration of The Set Transformation Plan by WARC took place on 12-7-17 and was approved for implementation (with acknowledged edits for the final plan document) by Resolution No. 2017-01. At the 1-11-18 CRA Board meeting, the CRA Board recommended approval with changes including suggested language to address the legal concerns regarding the Plan and responses to Board comment/concerns. These were addressed via the inclusion of a Preface and revisions to Chapters 4 and 5. A presentation of the Plan was made to the City Commission at the 1-23-18 meeting. The WARC Board was presented the recommended changes by the CRA Board on 2-1-18 and requested that the new preface to the Plan include more information regarding WARC's engagement as well as the definition of the Community Management Team (CMT) to include the NWSWNA and The Village Elders. Final adoption by the City Commission is pending.
b.	CRA Land acquisition	JC/KC	Pursuit of acquisitions on-going. Negotiations are on-going for several key commercial and residential properties in The Set to continue revitalization efforts and meet affordable housing objectives. 98 NW 5th Avenue - At the 6-11-18 meeting, the Board approved CRA Resolution No. 2018-11 for the Agreement for Purchase and Sale for the acquisition of 98 NW 5th Avenue for the purchase price of \$1,400,000. The closing took place on 8-29-18.
	1) SW 900 Block – (WAA between SW 9 th and SW 10 th Avenues)	JC/KC	No updates at this time.
	2) North 600 Block (NW 6 th – 7 th Ave)	JC/DL/KC	No updates at this time.
	3) South 600-800 Blocks (SW 6 th to 9 th Aves)	JC/RJ/ KC/JG/DL	SW 600 – 800 Blocks - At the August 15, 2018 CRA Board Meeting, the CRA Board directed Staff to issue an RFP for the development of SW 600-800 Blocks of W, Atlantic Ave. and the RFP was issued on August 21, 2018. A pre-submittal meeting was held on 8-29-18. An extension of the RFP submittal deadline will be discussed at the 9-11-18 CRA Board meeting.
	4) 700-1000 Blocks (NW 7 th – 11 th Ave)	JC/RJ/ DL/KC	15 NW 11th Avenue (Foundation Hope for Haiti Property) – At the 2-22-18 meeting, the Board approved CRA Resolution No. 2018-02 for the Agreement for Purchase and Sale for the acquisition of 15 NW 11 th Avenue for the purchase price of \$250,000. The CRA closed in May and demolition is anticipated by October.

CRA Work Plan Progress Report – FY 17/18 9/5/2018

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	5) Unique Oil (805 W. Atlantic)	JC/RJ/DL	The PARM report was completed in June 2018 with favorable results. FDEP may require one (1) year of PARM at below GCTL's before they approve site restoration.
	6) 1100 Block (SW 11 th – 12 th Ave)	JC/KC	No activity to report at this time.
	7) SW 13 th Ave, SW 14 th Ave and 246 NW 8 th Ave	JC/KW	<p>21 SW 13th Ave (Jones) – At the 8-15-18 CRA Board Meeting, the Board approved the Purchase and Sale Agreement to acquire this property.</p> <p>238 SW 14th Ave (Habitat for Humanity) – At the 8-15-18 CRA Board Meeting, the Board approved, the Purchase and Sale Agreement to sell the property to Habitat for Humanity to construct a single family home.</p> <p>246 NW 8th Ave (Newman) - At the 8-15-18 CRA Board Meeting, the Board approved the Purchase and Sale Agreement to acquire this property.</p>
	8) 98 NW 5th Ave	JC/KW	98 NW 5th Ave – Closed on August 29, 2018.
c.	<u>Work Plan Project # 10:</u> W. Atlantic Avenue Beautification/I-95 Interchange CRA funded FDOT managed	BK	The project is being administered by FDOT. The project has been awarded to Russell Engineering, Inc. on 5-16-18. A notice to proceed was issued to commence work on 6-26-18, with a 60-day procurement time period (actual work to commence 8-25-18). A preconstruction conference was conducted on 6-28-18 (FDOT). On 8/30/18, a public meeting was held at City of Delray Beach for DOT Construction Open House for Contracts T4471 (Atlantic Ave. Interchange Improvements) and T4473 (resurfacing of I-95 from L-30 Canal to Gateway Blvd).
d.	CRA Project development/implementation		Pending further acquisitions and negotiations with property owners.
2.	Downtown Master Plan		
a.	<u>Work Plan Project #11:</u> OSS Building Maintenance CRA funded – City CIP Project	IK/BK	Phase II: The City's Purchasing Department issued the bid for the HVAC upgrades on 12-27-17, with a bid submittal deadline on 1-31-18. Resolution 20-18 was approved at the 5-15-18 City Commission meeting, awarding a Construction Agreement to Marvi Builders, LLC for the Old School Square HVAC & Electrical Upgrades in a total not to exceed amount of \$372,574. Construction started on 8-14-18. Piping work is currently underway and electrical work is scheduled for October. Replacement of air handler units is scheduled for November 2018.
b.	<u>Work Plan Project #18:</u> OSS Park Upgrades	JC	The final Conceptual Master Plan was presented to and approved by the City Commission at the 11-20-17 regular meeting. Each "project" (or "phase") will be brought to HPB (with all appropriate applications) when it is designed with materials, colors, etc. The campus

CRA Work Plan Progress Report – FY 17/18 9/5/2018

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			identification signage associated with said master plan was discussed at the HPB meeting held on 1-17-18, with positive feedback. First reading of the LRD Amendment to the Sign Regulations to allow digital identification signs was disapproved at the 6-19-18 City Commission Regular meeting. A portion of the FY 2017-18 funding of \$200,000 will be utilized to re-sod OSS Park and the Amphitheatre lawn.
c.	<u>Work Plan Project #12:</u> SE 1 st Street/Swinton - Mast Arm Traffic Signal CRA funded Palm Beach County managed	BK/IK	On 3-15-16, the City Commission approved ILA between City & County. The anticipated construction start date in February 2017 was delayed due to utility conflicts. The mast arm base and electrical base are installed. Waiting on PBC to install the Mast Arm. (<i>Palm Beach County is responsible for project construction and oversight</i>).
d.	Downtown Roundabout Trolley from Tri-Rail station to beach CRA funded – City CIP Project	XF	On 2-22-18, the City Manager presented various initiatives of the Parking Management Plan to the CRA Board to provide a more holistic approach to address parking and mobility challenges that require collaboration with various City partners including the CRA. A RFP for Multi-modal Mobility Program that will provide the City residents, visitors, and business employees with convenient and efficient transportation options is in the process with City Commission consideration pending.
e.	<u>Work Plan Project #15:</u> Parking Study Implementation (E. Atlantic Ave Crosswalk Upgrades – Venetian/Gleason (East Atlantic Avenue Crosswalk Upgrades) CRA funded – City CIP Project	JC/BK	The FDOT Permit for the work was issued on 11-7-17. The Bid was advertised on 3-5-18, and the bid closing date was 4-5-18. Resolution No. 61-18 to award an Agreement with R & D Paving, LLC for Venetian Drive and Gleason Street Intersection Improvements along Atlantic Avenue in an amount not-to-exceed \$329,359 was approved at the 6-19-18 City Commission meeting. R&D Paving will begin work on 9-4-18.
f.	<u>Work Plan Project #7 & 8:</u> Parking Management Plan (Security & Revenue Collection Systems – Level by Level Parking Garage Counting System and License Plate Recognition Software/Equipment) CRA funded – City CIP Project	JA/BK	The license plate recognition software/equipment has been installed. A Request for Proposals (RFP) for the Parking Count and Guidance System was issued on 6-19-18, with a solicitation deadline is on 7-25-18. The City is currently evaluating the proposals.

CRA Work Plan Progress Report – FY 17/18 9/5/2018

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g.	Fourth & Fifth (Old Library Site) Redevelopment (Dumpster Relocation) CRA Project	JC/RJ/DL	On 5-7-18, the CRA board approved the agreement with JHB Properties, LLC for the dumpster enclosure construction reimbursement in an amount not to exceed \$52,164.09. Construction of the dumpster enclosure is complete.
3.	Southwest Neighborhood Plan		
a.	<u>Work Plan Project #2:</u> Roadway Reconstruction (SW Neighborhood) SW 3 rd Court, SW 4 th Street, SW 6 th Street, and SW 7 th Avenue (The Set) CRA funded – City CIP Project	RJ/BK	An agreement with Baxter & Woodman, Inc. DBA Mathews Consulting was approved by the City Commission on 9-26-17 in a not-to-exceed amount of \$579,257, for the design of the project. A public outreach community meeting to provide project information and answer questions from residents was conducted on 1-10-18. Residents expressed concerns about flooding, speeding, insufficient lighting, type of landscaping, etc. within the area, which will be considered in the design. Change Order No. 1, for additional services to add the design of a reclaimed water main to the project was approved by the City Commission at the 2-20-18 regular meeting in a not-to-exceed amount of \$48,988. Change Order No. 2 to the agreement to include landscaping and alleyway lighting was approved by the City Commission on 7-10-18. Consultant submitted 50% plans to the City of Delray Beach on 8-22-18 and a community meeting was held to review the plans. City is reviewing plans at this time. Design is 50% complete.
b.	<u>Work Plan Project #13:</u> Block 63 Alley CRA funded – City CIP Project	RJ/BK	Construction drawings have been completed. Utility pole(s) relocation is in progress and should be completed soon. Blocks 17 & 63 will bid as a single RFB. The RFB was submitted to the City's Purchasing Department for bid advertisement. The design is 100% complete and bid release date is pending.
c.	<u>Work Plan Project #16:</u> SW Neighborhood Alleys (5 alleys) CRA funded – City CIP Project	RJ/BK	A Work Assignment (WA) with Calvin, Giordano & Associates, Inc. (CGA) for the design of five (5) alleys in the SW Neighborhood was approved by the CRA Board on 6-23-16. Construction drawings were completed on 5-26-17. Utility relocations are ongoing. Two (2) of the five (5) designed alleys were bid out separately along with an associated water main upgrade on SW 10 th Ave. This was done because there are less utility conflicts in said alleys and a workaround is possible. The bid was released on 12-12-17, a pre-bid meeting was conducted on 1-4-18, and the bid submittal deadline was 1-24-18. A bid protest was filed with City and has been processed accordingly. On 8-21-18 City Commission approved an agreement with DP Coast, LLC for construction of 2 of the SW Alleys in an amount of \$803,595.
d.	<u>Work Plan Project #9:</u> Merritt Park Playground & Poured in Place Surfacing CRA funded – City CIP Project	TBD	No activity at this time.

CRA Work Plan Progress Report – FY 17/18 9/5/2018

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e.	<u>Work Plan Project #4:</u> Catherine Strong Park (New Building/ Pool) CRA funded – City CIP Project	TBD	No activity at this time.
4.	<u>Osceola Neighborhood Plan</u>		
a.	Osceola Park Redevelopment Plan Update	JC	At the 7-12-18 CRA Board meeting, the Board approved an Interlocal Agreement between the City and CRA for the CRA to provide funding for the updates to the Osceola Park Redevelopment Plan in an amount not to exceed \$65,000. On 8-21-18, the City Commission approved the ILA.
b.	Residential Area Improvements CRA funded – City CIP Project In design from previous fiscal year, therefore no corresponding FY 17-18 project #.	RJ/BK	Complete Neighborhood - An RFQ for an entity to oversee all phases of development, design through construction, was issued on 2-15-17. The agreement with the top ranked firm, Baxter & Woodman, Inc. DBA Mathews Consulting was approved by the City Commission on 9-26-17 in a not-to-exceed amount of \$815,531. The first public meeting for this project was conducted on 11-16-17. The survey work was completed in March 2018. Temporary traffic calming measures which included a roundabout, chicanes, and speed cushions were also completed. The consultant submitted a preliminary design report early May 2018. City review comments were provided to the consultant at a project progress meeting held on 5-24-18. Final design report was approved in July by the City and the Consultant is working a Service Authorization for landscaping for the entire neighborhood. Design is 30% complete.
5.	<u>Other</u>		
a.	<u>Work Plan Project #6:</u> Reclaimed Water Distribution System – Area 9 CRA funded – City CIP Project	CF	The City (CRA funded) has an upcoming Complete Neighborhood design project in the NW Neighborhood of The Set that will cover the same area as considered in Area 9 (Roadway Reconstruction OCI 0-42). The RFQ for the upcoming Complete Neighborhood design project in the NW Neighborhood of The Set is in process. The reclaimed water main will be included with that project to achieve a cost savings and minimize disruption in the project area. This is part of the RFQ for NW Neighborhood project.
b.	<u>Work Plan Project #1:</u> Roadway Reconstruction Design (OCI 0-42) (The Set) CRA funded – City CIP Project	RJ/BK	RFQ 2018-054 Pre-Proposal Conference on took place on 8-30-18. The submittal deadline is 8-27-18.
c.	<u>Work Plan Project #3:</u> Storage Building – 100 Ft. Christmas Tree	IK	The City's consultant, Song + Associates, Inc., has commenced the design work for the new storage facility. The City received preliminary conceptual drawings from the consultant on 2-27-18. The City met with Song and Assoc. on 4-3-18 to discuss housing Santa's Villages (expanding size of building) on the Police Impound lot at the Public Works Complex. An

CRA Work Plan Progress Report – FY 17/18 9/5/2018

Item #	Project Description	Emp.	Status
	CRA funded – City CIP Project		updated building concept was received by the City on 4-20-18. This project is currently on hold (City looking to rent a facility).
d.	Neighborhood Enhancements (Neighborhood Identification Signs) CRA Project	JC/RJ/KC/ DL	A design plan was presented at the August CRA Board Meeting and the CRA Board requested that additional designed be prepared. The required surveys for sign location and easements, as necessary, are prepared. On 8-15-18 sign designs were reviewed by the Board and comments were provided. Additional design concepts will be presented at the 10-9-18 CRA Board Meeting.
e.	<u>Work Plan Project #17:</u> Sidewalks (Throughout CRA District) CRA funded – City CIP Project	RJ/BK	On 4-3-18, the City Commission awarded a contract to City-Tech Construction, Inc. for the Sidewalk project in a total amount not-to-exceed \$330,012. A Service Authorization for CEI services was also approved. A notice to proceed was issued for the project with a proposed start date of 7-2-18. The construction of sidewalks is 38 % complete.
f.	<u>Work Plan Project #19:</u> Pompey Park Master Plan CRA funded – City CIP Project	KM/RJ/KC	An RFQ for the Pompey Park Community Center and Campus Pre-Design Study And Master Plan was issued on 8-2-17 and closed on 9-6-17. The City Commission awarded an Agreement to Wannemacher Jensen Architects, Inc. for Pompey Park Community Center & Campus Pre-Design Study & Master Plan Services in a total amount not to exceed \$727,200.00 at the 12-5-17 City Commission meeting. Parks and Recreation and Pompey stakeholders met with Wannemacher on 1-11-18 for an initial introduction and to discuss the scheduling moving forward. Wannamacher has begun initial site survey and Phase 1 work. A stakeholders meeting for the public was conducted 4-4-18, and one for City staff 4-5-18. A draft Environmental Site Assessment (ESA Ph I) report was submitted to the City on 5-22-18. On 6-24-18, the consultant met with various City Commissioners (individually), for input in the preparation of the conceptual plans. Phase 1 (Site Inventory & Analysis) is complete. Phase 2 (Concept Design) has commenced. A Project progress meeting will be held on 9-5-18. An updated schedule will be provided thereafter.
g.	<u>Work Plan Project #5:</u> Hilltopper Stadium Restrooms / Concession Stand CRA funded – City CIP Project	BD/PR	The City is currently coordinating with the School District of Palm Beach County (Owner) to get approval for the proposed improvements. The conceptual design is 100% complete.
	REDEVELOPMENT PROJECTS		
6.	<u>NW/SW 5th Avenue Beautification</u>		
a.	NW 5 th Ave Entrance Feature	JC/RJ/DL	The design is complete.

CRA Work Plan Progress Report – FY 17/18 9/5/2018

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	CRA Project		
b.	<p><u>Work Plan Project #14:</u> NW 5th Ave Alleys (MLK - Lake Ida Rd)</p> <p>CRA funded – City CIP Project</p>	RJ/BK	The project consists of the construction of three unimproved alleys (Blocks 17, 25 and 26) East and West of NW 5th Avenue between Lake Ida Road and MLK Jr. Dr. Construction designs is 100% complete. CRA Board Attorney is assisting in resolving title issues for Blocks 25 and 26. Utility relocation must be completed and the title issues resolved before the RFB on those two blocks can be released. Blocks 17 & 63 (Item #3.b. above) will bid as a single RFB. The RFB was submitted to the City's Purchasing Department for bid advertisement. The bid release date is pending.
c.	<p>NW/SW 5th Avenue Project Development/Implementation (Between MLK Jr. Dr. & SW 1st St.)</p> <p>CRA Project</p>	JC	No activity at this time.
7.	Carver Square Neighborhood		
a.	<p>Remediation/site development</p> <p>CRA Project</p>	JC/RJ/KC	On 8-24-17, the CRA Board awarded the RFQ for the design of single family homes (Workforce Housing) to the top two (2) ranked firms for the Carver Square lots and the Carver Row properties respectively (Brooks + Scarpa Architects and Pasquale Kuritsky Architecture). On 1-11-18, the CRA Board approved the agreements with both firms. The survey work for both properties was completed in January 2018 and the design work has commenced. The conceptual plans were presented to the CRA Housing partners at the Housing Collaborative Meeting on 3-14-18. The consultants are now finalizing the conceptual plans, and will make a presentation at the 9-11-18 CRA Board Meeting.
8.	Economic Development Initiatives		
a.	Economic Development Leads-Prospects	JG/EB	OED is working with more than 85 prospects who could possibly create/retain 965 jobs; develop-redevelop 31 acres, absorb-construct 794,375 sq. ft. of commercial, office and industrial space while making an investment of more than \$62.48 million in the CRA District and/or in the City of Delray Beach.
b.	Economic Development Incentives	JG	Two CRA Incentive Programs set to expire on 9/30/18 – Development Infrastructure Assistance and the Job Creation Bonus Programs – will be considered for extension by the CRA Board at the 9-11-18 meeting.
c.	A-Guide Grants	JG	All 3Q A-Guide reports were accepted and filed by the CRA Board at the 8/15/18 meeting.
d.	CRA Business Funding Assistance	EB	The CRA Board approved 1 Paint Up & Signage Funding Assistance Agreement for Robes Law Group at their 8-15-18 meeting. For details on the CRA's Paint Up & Signage, Rent

CRA Work Plan Progress Report – FY 17/18 9/5/2018

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			Assistance and Site Development Assistance Funding Assistance Programs, contact Elizabeth Burrows at 561.243.7009 or visit delraycra.org.
e.	Focus on 5th Initiative	JG	Several property owners on SW 5 th Avenue are now considering updating their properties after seeing new businesses relocate and other existing owners updating their facilities.
f.	G.E.A.R. (Grow, Expand and Retain) Program and Business Retention-Expansion Strategy	EB	<p>The next quarterly G.E.A.R. team meeting will be held on Thursday, 9-6-18 at 9:00 a.m. Additionally, planning for the 2018 Go Build Delray Sub-con (Subcontractors) Mini-Con continues. The complimentary, half-day business conference will feature:</p> <ul style="list-style-type: none"> ▪ Top-level Networking over Continental Breakfast and Lunch ▪ State of the Industry Overview ▪ Key Panels on Building the Contractor-Subcontractor Relationship and The Bidding Process ▪ Building Your Business Value Owner's Session ▪ Table Topics with Construction-Business Subject Matter Experts Around Permitting, Teaming, Taxes, Accounting, Licensing, Insurance, Bonding and more ▪ Access to Regional Industry, Business and Education-Workforce Resources <p>The Sub-Con Mini-Con is the first activity of a new multi-year economic development initiative entitled Go Build Delray Beach designed to grow the construction, real estate and development industries in Delray Beach, Florida and build the next generation of talent for it.</p>
g.	We ♥ Small Biz	EB	Verizon Business recently released its <i>Best Small Cities for Small Businesses</i> report for 2018. Delray Beach made the list as the #5 ranked city across the U.S. for small businesses. Here is a link to the full report: https://go.verizon.com/resources/the-best-small-cities-to-start-a-small-business/ . Go Delray Beach Go!
h.	Building Talent and Filling Skill Gaps	JG	OED met with Palm Beach State College to continue discussions around new proposed in-area trades and technical training with focus on Career Readiness, Construction, Culinary Arts and Automotive. Palm Beach State College is the 4 th largest of the 28 colleges comprising of the Florida College System and the 12 th largest producer of associate degrees in the U.S. as ranked by Community College Week.
i.	Warehouse/Arts Incubator	JC/JB	<p>CRA Arts Warehouse updates:</p> <ul style="list-style-type: none"> • August 3 was first Friday Art Walk Printing Demos • Summer Warehouse Market Makers Market Launch Aug 3rd Part of Art Walk on Friday • Curating our exhibition schedule is full through 2019 • Launch Social Code Exhibition 29 Artist from FL, CA, NC, MI, NV and more Guest Curator and Juried by Nichole Hickey Palm Beach Cultural Council

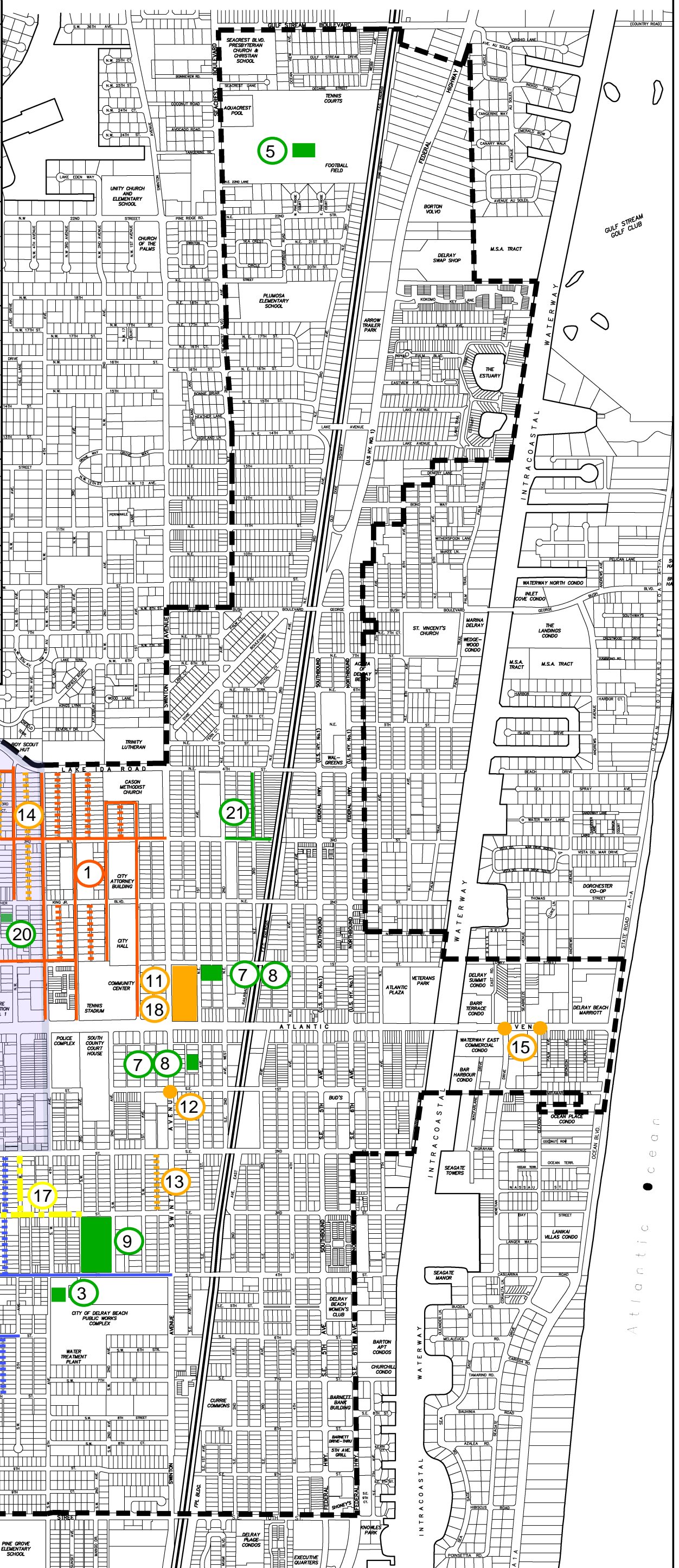
CRA Work Plan Progress Report – FY 17/18 9/5/2018

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			<ul style="list-style-type: none"> • Working with City of Delray Beach Sustainability Department on Rising Tides education through Art Exhibits Exhibit is confirmed • Expanding the following programs: Art Working: Business skills for artist/creatives, Art Lab: hands on learning, Art Talks: guest speakers/critiques; adding partnership programs, • Working out logistics on occupancy issues. • Developing Partnership with Atlantic Current Magazine & Arts and Culture Featured in Arts Issue in Atlantic Current and upcoming in Arts and Culture • Luncheon[Art] food truck/gallery program 3rd Thursdays • Launched POP up project creative makers retail space Accepted 2 Artist in Program; Michelle Drummond and Crystal Bacchus • 2 new Artist in Residents accepted Tommaso Fattovich and Briana Zonas we have 13 of 15 studios full now • Launched yoga restART and Montana Method programs • Hired new PT employee and Volunteer • Launched Winter Makers Market Call to Artist

PROPOSED PROJECTS 2017/2018

1	NW Neighborhood Improvements - Design (The Set)	\$ 1,000,000.00
2	SW 3rd Ct, SW 4th St, SW 6th St, SW 7th Ave & Alley Reconstruction (The Set)	*\$ 5,500,000.00
3	Storage Facility for 100 Ft Christmas Tree	\$ 250,000.00
4	Catherine Strong Park (New Building /Pool)	\$ 800,000.00
5	Hilltopper Restroom/Concession Building	\$ 58,500.00
6	Reclaimed Water System Expansion Area 9 (The Set)	\$ 200,000.00
7	License Plate Recognition Software/ Equipment	\$ 200,000.00
8	Level by Level Parking Garage Count System	\$ 200,000.00
9	Merritt Park Playground & Poured in Place Surfacing	\$ 200,000.00
10	W Atlantic Ave Beautification/ I-95 Interchange	\$ 53,000.00
11	Old School Square Building Maintenance	\$ 463,300.00
12	S Swinton Ave & SW/SE 1st Street (Mast Arm Traffic Signal)	\$ 250,000.00
13	Block 63 Alley	\$ 265,000.00
14	NW 5th Ave Alleys	\$ 400,000.00
15	Parking Study Implementation (E. Atlantic Ave Crosswalk Upgrades - Venetian/Gleason)	\$ 440,000.00
16	SW Neighborhood Alleys (5 Alleys)	\$ 1,700,000.00
17	CRA Sidewalk Project	\$ 630,000.00
18	Old School Square Park Upgrades	\$ 200,000.00
19	Pompey Park Master Plan	\$ 800,000.00
20	Spady Museum Elevator Lift	\$ 30,000.00
21	NE 3rd St/Ave Streetscape Improvement Project	\$ 23,000.00

*\$1,210,000.00 (CRA Budgeted) + \$4,290,000.00 (Proposed City Financed, CRA to Pay Debt Service) = \$5,500,000.00



CRA/CITY FISCAL YEAR 2017-2018 CIP PROJECT MAP