

Delray Beach Community Redevelopment Agency Regular Board Meeting

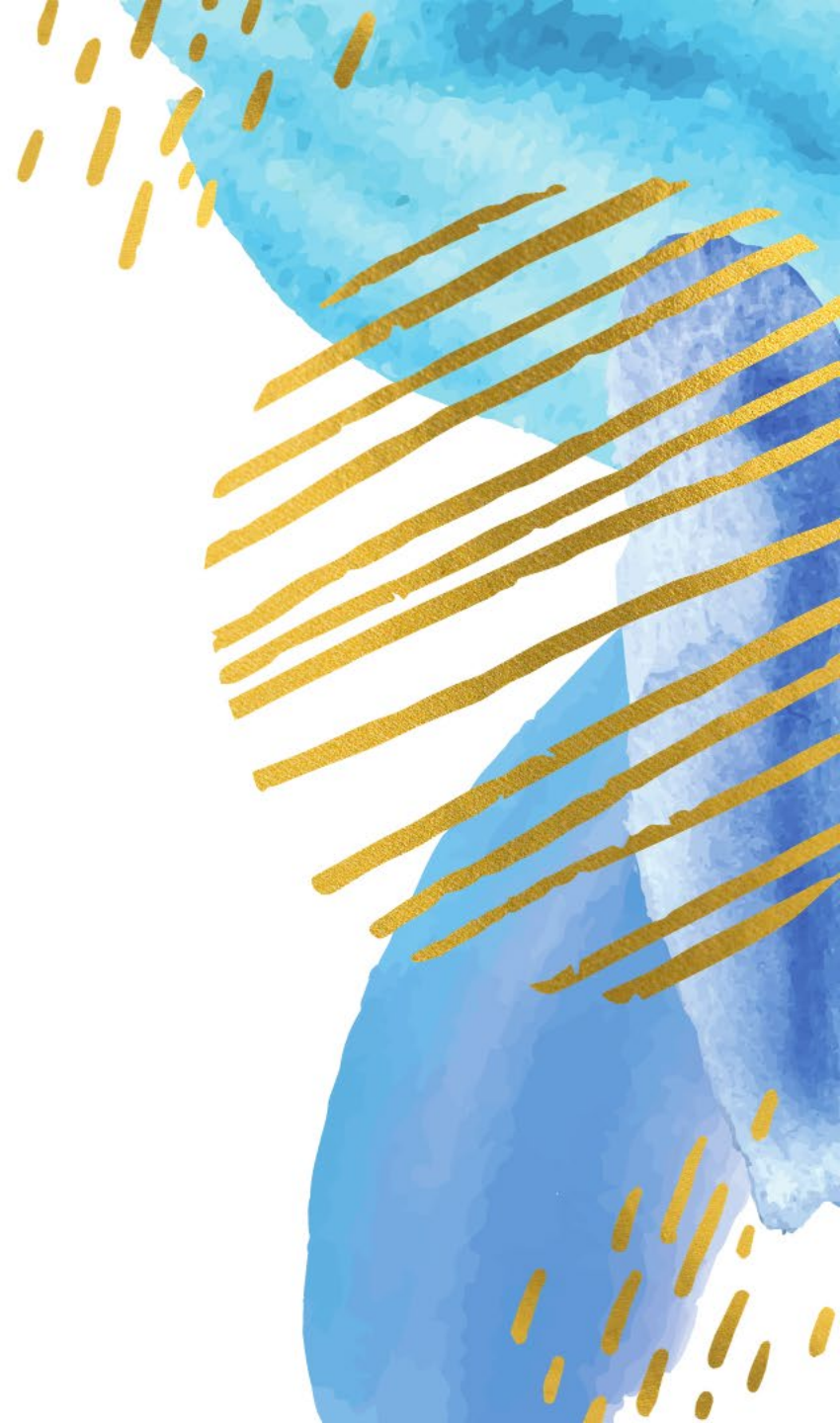
Thursday, December 10, 2020
2:30 p.m.





ITEM 9A.

DISCUSSION COREY JONES ISLE STATUE





ITEM 9B.

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



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

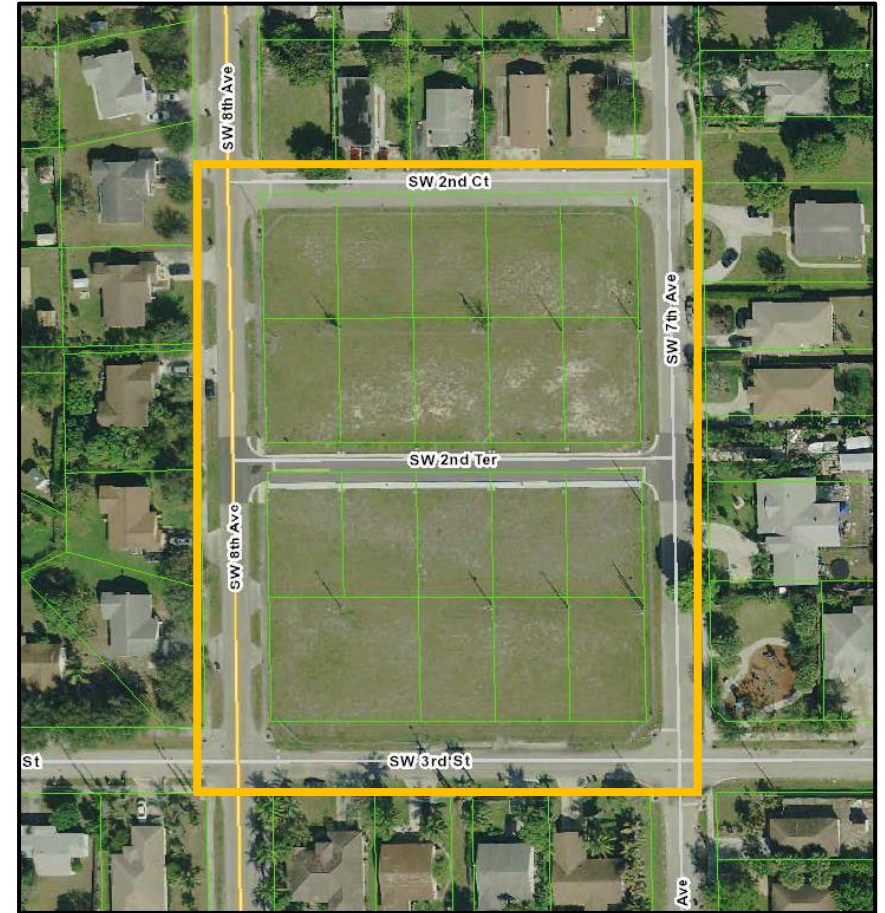
RFP Submittal Deadline: October 30, 2020

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"> • 1,450 SF – 3/3 • 1 Car Garage • Sale Price: \$267,960 <p><u>Model B – 2 Story</u></p> <ul style="list-style-type: none"> • 1,600 SF - 2/2.5 • 1 Car Garage • Sale Price: \$287,280 <p><u>Model C – 2 Story</u></p> <ul style="list-style-type: none"> • 1,800 SF - 3/2.5 • 2 Car Garage • Sale Price: \$313,040 <p><u>Model D - 2 Story</u></p> <ul style="list-style-type: none"> • 2,000 SF - 4/3.5 • 1 Car Garage • Sale Price: \$338,850 | <p>20 Single Family Homes</p> <p><u>Model A – 2 Story (6 Units)</u></p> <ul style="list-style-type: none"> • 1,656/2,092 SF - 3/2.5 • 1 Car Garage • Sale Price: \$0-\$331,888 <p><u>Model B – 2 Story (6 Units)</u></p> <ul style="list-style-type: none"> • 1,640/2,000 SF - 3/2.5 • 1 Car Garage • Sale Price: \$0-\$331,888 <p><u>Model C – 1 Story (4 Units)</u></p> <ul style="list-style-type: none"> • 1,325/1,705 SF - 3/2 • 1 Car Garage • Sale Price: \$0-\$331,888 <p><u>Model D – 1 Story (4 Units)</u></p> <ul style="list-style-type: none"> • 1,412/1,911 SF - 3/2 • 1 Car Garage • Sale Price: \$0-\$331,888 | <p>20 Single Family Homes</p> <p><u>Model A – 1 Story (5 Units)</u></p> <ul style="list-style-type: none"> • 1,447/2,028 SF - 3/2 • 2 Car Garage • Sale Price: \$166,110 <p><u>Model B – 1 Story (5 Units)</u></p> <ul style="list-style-type: none"> • 1,662/2,267 SF - 3/2 • 2 Car Garage • Sale Price: \$213,570 <p><u>Model C – 2 Story (5 Units)</u></p> <ul style="list-style-type: none"> • 1,822/2,307 SF - 3/2.5 • 2 Car Garage • Sale Price: \$261,030 <p><u>Model D – 1 Story (5 Units)</u></p> <ul style="list-style-type: none"> • 1,850/2,339 SF - 4/2 • 2 Car Garage • Sale Price: \$308,490 |
| 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



EAST TO WEST DEVELOPMENT CORPORATION



PULTE HOME COMPANY, LLC



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).



ITEM 9B.

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

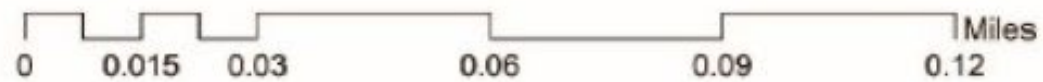


WEST ATLANTIC AVENUE PROPERTIES
SW 600-800 BLOCKS



LEGEND

- ZONING DISTRICT
- CRA-OWNED



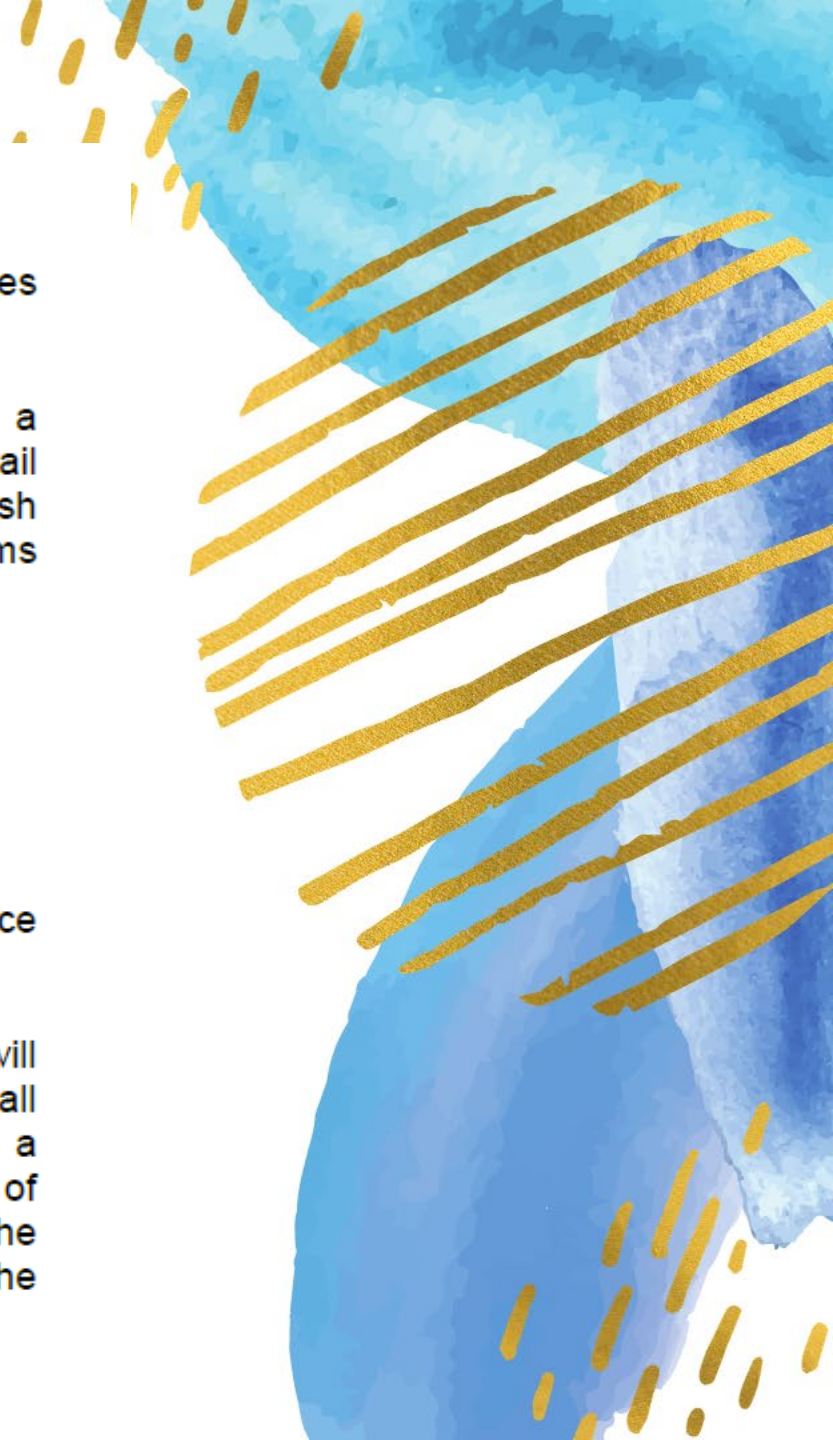
D. Priority Uses

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

BH3 Management, LLC

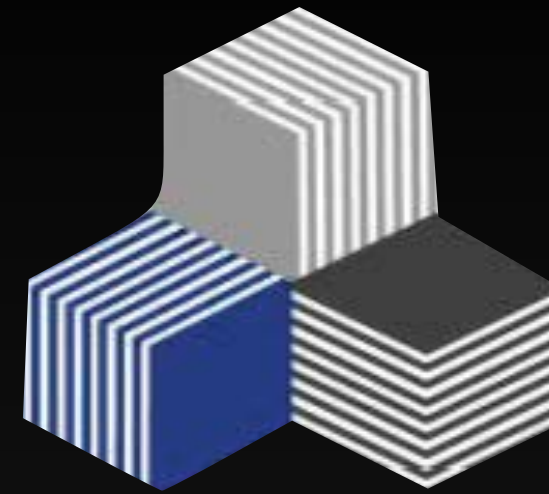
Purchase & Sale Agreement

- **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.

CRITICAL DATES

| | |
|-------------------------------|---|
| Effective Date | April 22, 2019 |
| First Amendment to Agreement | August 13, 2019 Correct scrivener's errors related to Restrictive Covenant |
| Second Amendment to Agreement | November 19, 2019 Extend Application Date and Public Benefits Commitment Date by 60 days to January 17, 2020 |
| Relocation Plan | December 18, 2019 (30 days prior to end of Application Date) |
| Public Benefits Commitment | On or before January 17, 2020 (within 270 days of Effective Date) |
| Application Date | January 17, 2020 (270 Days after Effective Date) |
| Third Amendment to Agreement | January 28, 2020 Allow CRA to enter into a lease with EJS, Inc. |
| Notice of Default | January 28, 2020 CRA Board approved issuing Notice of Default January 29, 2020 CRA Legal Counsel sends written Notice of Default to BH3; BH3 has 30-day cure period; default cured (see Application Submittal) |
| Application Submittal | February 27, 2020 BH3 submitted their Site Plan Application and Conditional Use Application to the City; City accepted Applications |
| Approval Date | No later than Saturday, January 16, 2021 (365 days after Application Date) Note: Date would roll over to Monday, January 18, 2021 |
| Permit Date | Date on which the last of any required permits is issued |
| Closing Date | 30 days after Permit Date |
| Termination Date | April 11, 2021 (720 days after Effective Date) |



The New Fabrick

Project Update
PSA Amendment

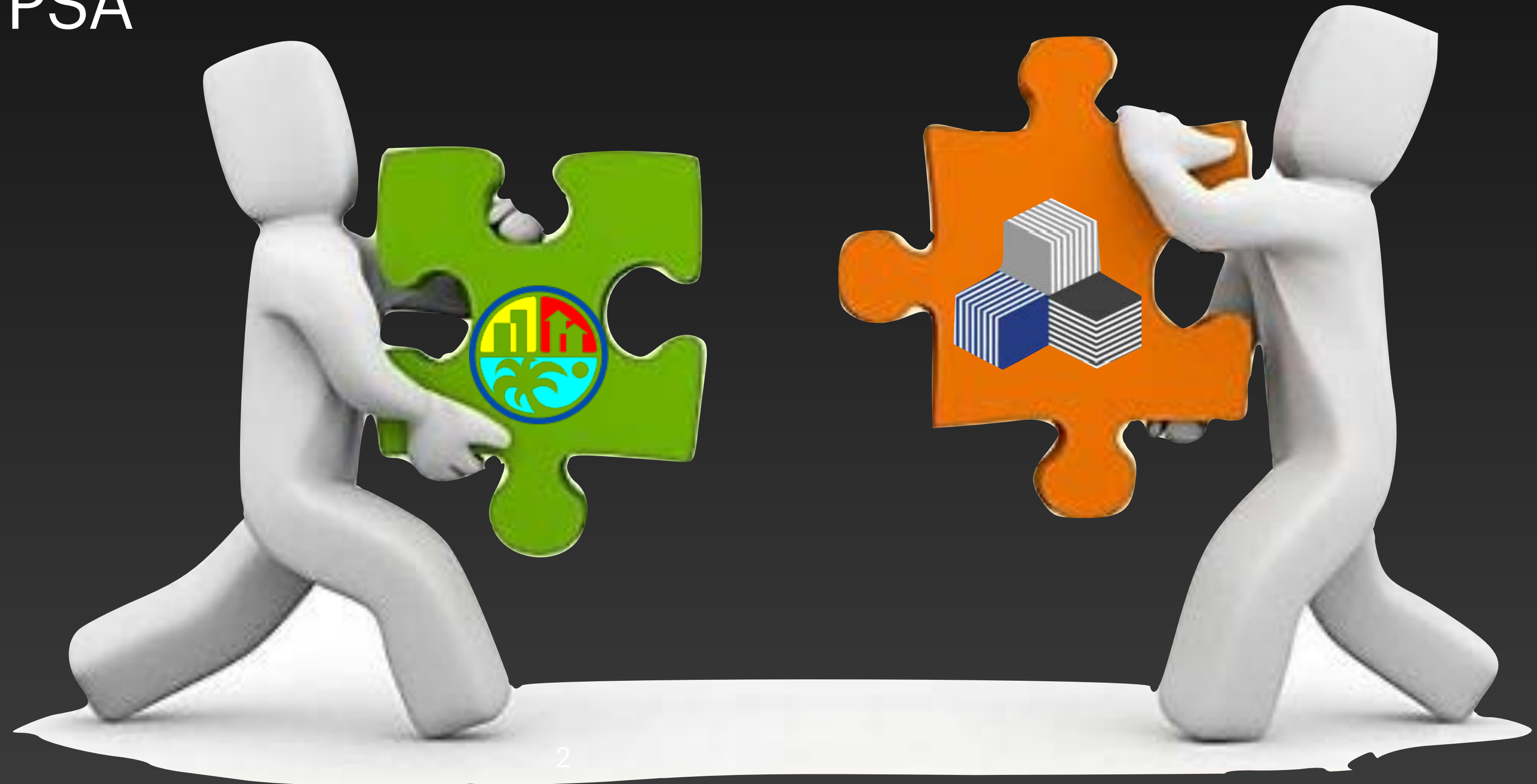
Neil Schiller, Esq.

December 10, 2020

Agenda

1. Project History
2. Project Update
3. Amending the PSA
4. Conclusion

★ HAPPY
HANUKKAH



RFP History

- August 21, 2018: RFP Issued
 - Sought:
 - a **general** overview (including renderings)
 - **conceptual** site plan
 - **conceptual** elevations
 - **basic** floor plans
 - **anticipated** uses
- January 29, 2019: BH3 was selected

C. TAB #3 – Project Design/Development Concept

- A. **Project Overview:** A general overview of the proposed development project, including but not limited to: (1) Proposer(s) analysis of the proposed project; (2) renderings of the proposed project; (3) a description the proposed project, including unique features and opportunities; and (4) impact of and relationship to adjacent properties. Proposer(s) should demonstrate how the vision for the Project Site will create an economically viable destination that will complement the adjacent residential community, create jobs, and compliment the rich history of The Set.
- B. **Site Plan Submittal:** Submit a conceptual site plan and one or two conceptual elevations on a sheet or sheets measuring 24" by 36" at a scale of one-inch equals twenty feet (1" = 20'). The site plan should include, at a minimum, the location of proposed building(s) and the public streets surrounding the site. The plans must indicate the height(s) of all proposed buildings. Parking, sidewalks, and major landscaping features should be illustrated. In addition, the Proposer(s) should reduce the site plan to a format measuring 8 ½" by 11" or 11" by 17" for ease of distribution, and an electronic version of the same on PDF format.
- If additional property/properties is/are to be incorporated into the proposed development, the RFP response must include proof of ownership of that property or a notarized letter of intent/interest from the property owner. If additional property/properties is/are to be used to meet the minimum requirements for off-site parking, a valid, signed agreement for the use of the property in compliance with the LDR's must be included in the RFP response. In the absence of such documentation, the additional property/properties or parking will not be considered in evaluating the proposal.
- C. **Floor Plan:** Submit basic floor plans of the proposed buildings on a sheet or sheets measuring 24" by 36", primarily for the purpose of indicating the square footage of each use. The Proposer(s) may choose an architectural scale appropriate to communicate the concept of the proposed project. In addition, the Proposer(s) should reduce the floor plans to a format measuring 8 ½" by 11" or 11" by 17" for ease of distribution, and an electronic version of the same on PDF format.
- D. **Use Plan Submittal:** State the anticipated uses within the proposed project and specify the total square footage of the proposed project and the breakdown of each proposed use. Proposer(s) should consider the Priority Uses for the Project Site described in Section III. D in formulating their use plan.

Atla West

January 2019

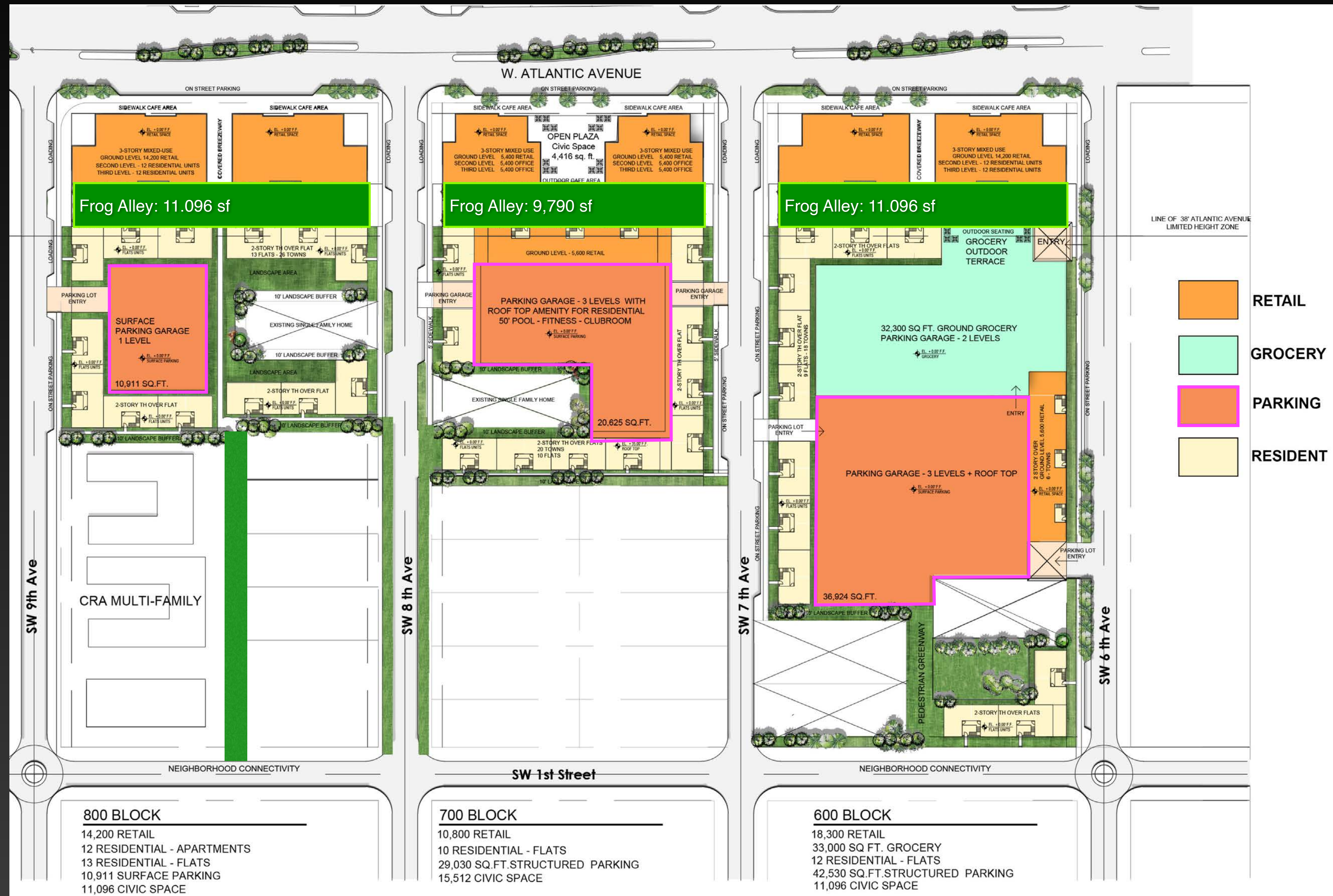
| Aspect | Plan |
|---|-------------------------|
| Residential Units (mix of 1,2, 3 units & townhomes) | 165 |
| Commerical Office | 21,600 SF |
| Retail (including F&B) | 43,300 SF |
| Parking Spaces | Required # + 206 spaces |
| Public Open & Green Space | 40,000 SF |
| Grocery Space | 33,000 SF |

This was our **CONCEPT** Plan per the requirements of the RFP



Atla West

Concept Site Plan



Fabrick

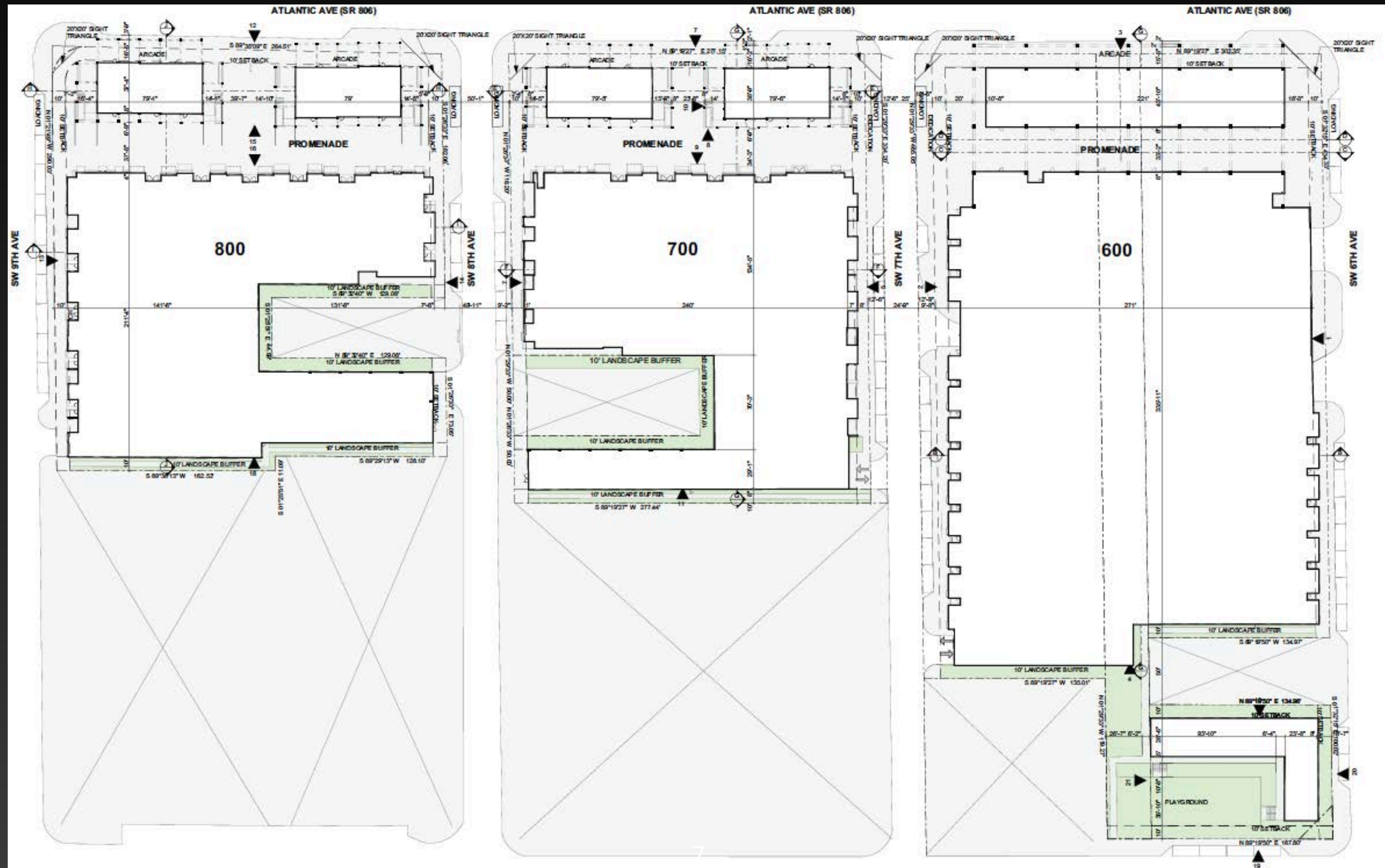
February 2020

| | Alta West | Fabrick |
|--|-------------------------|-------------------------|
| Residential Units (mix of 1,2, 3 units & townhomes) | 165 | 167 |
| Commerical Office | 21,600 SF | 22,056 SF |
| Retail (including F&B) | 43,300 SF | 47,400 SF |
| Parking Spaces | Required # + 206 spaces | Required # + 206 spaces |
| Public Open & Green Space | 40,000 SF | 38,041 SF |
| Grocery Space | 33,000 SF | 34,911 SF |



Fabrick

Site Plan



Community Feedback

- **Met with the community**

- Formal meetings
- Meetings with stakeholders
- Food distribution events during pandemic
- CRA Workshop in June
- Additional meetings with stakeholders
- Neighborhood canvassing
- 150+ phone calls

- **Community Events:**

- Spady Historical Bus Tour
- Let's Move Delray
- Roots Festival
- United Hands for Global Impact Event
- Frog Alley Event
- 2019 Holiday Celebration
- Cars and Conversations 2020

- **BH3 sponsored events:**

- 9-week meal distribution (3,000 meals)
- Sunday Music in the Park (5 events)

BH3-CRA Meal Distribution Event

3,000 meals donated to the community to date



Thank you to the CRA for partnering with us on the vital community project

Evolution of Fabrick

- **Community feedback**
 - Not happy with amount of parking spaces
 - Afraid of gentrification
 - Concerned with the size of proposed project
- **CRA board feedback**
 - No 2-story grocer
 - Go back to initial architecture
- **Market changes due to the COVID-19 pandemic**
 - Reduced demand for rentals but increased demand for workforce/affordable
 - Reduced demand for retail and food/beverage
 - COVID-conscious development with outdoor areas and outdoor dining



New and Improved Fabrick

- Reversion to the architectural style initially proposed
- Secured a national grocer with a binding LOI - October 12, 2020
- Smaller “Frog Alley” incorporates water features and open space on the 700 and 800 blocks while providing a unique destination in the NW/SW
- Residential will be 100% workforce/affordable
 - Open/green space available created for residents and community
 - Seeking community desired uses:
 - Medical clinics and offices
 - Financial institution
 - Community meeting space







800 block - Office building





700 block - retail along Atlantic





700 block - Frog Alley and Resi





700 block - Frog Alley





700 block - Frog Alley

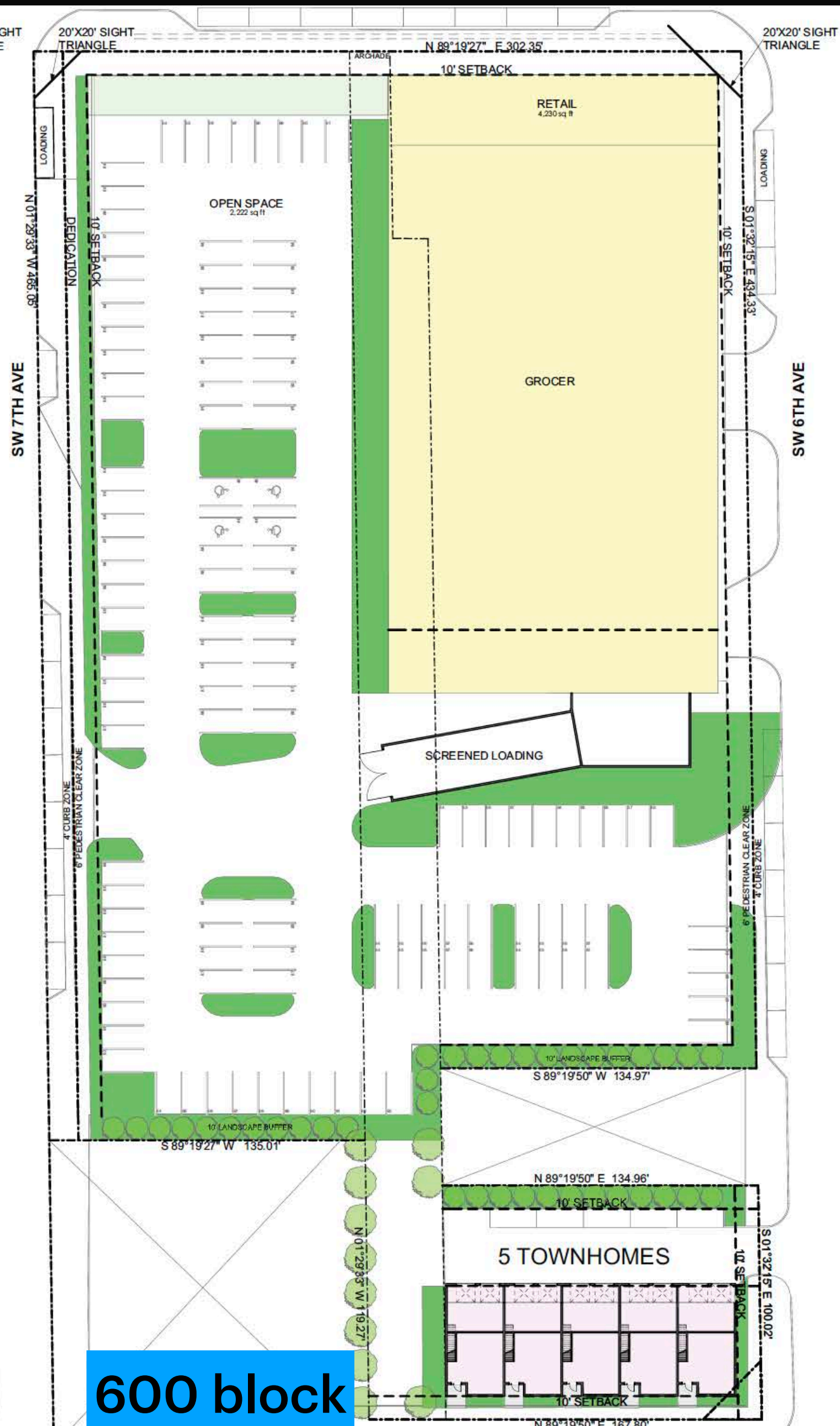




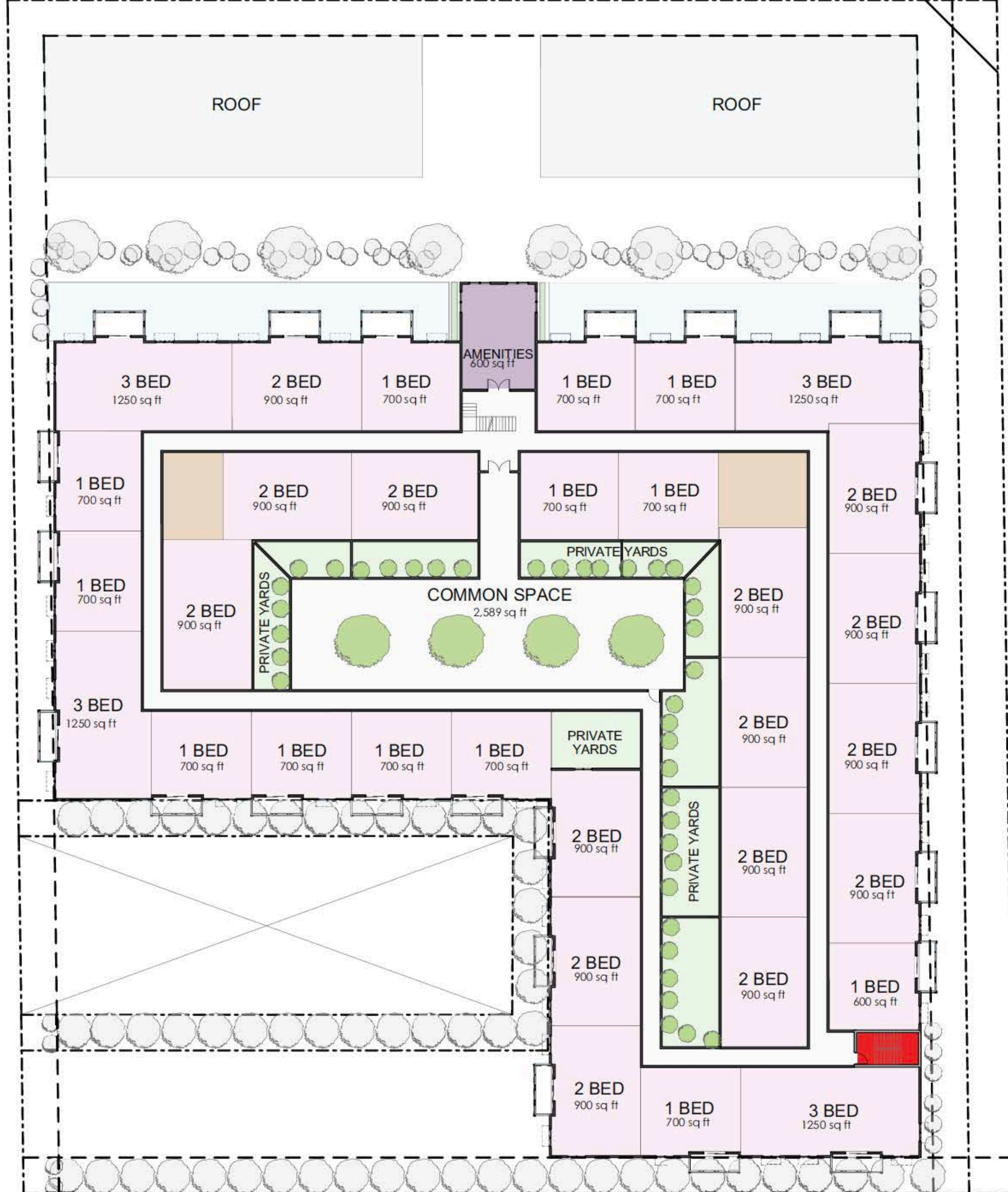
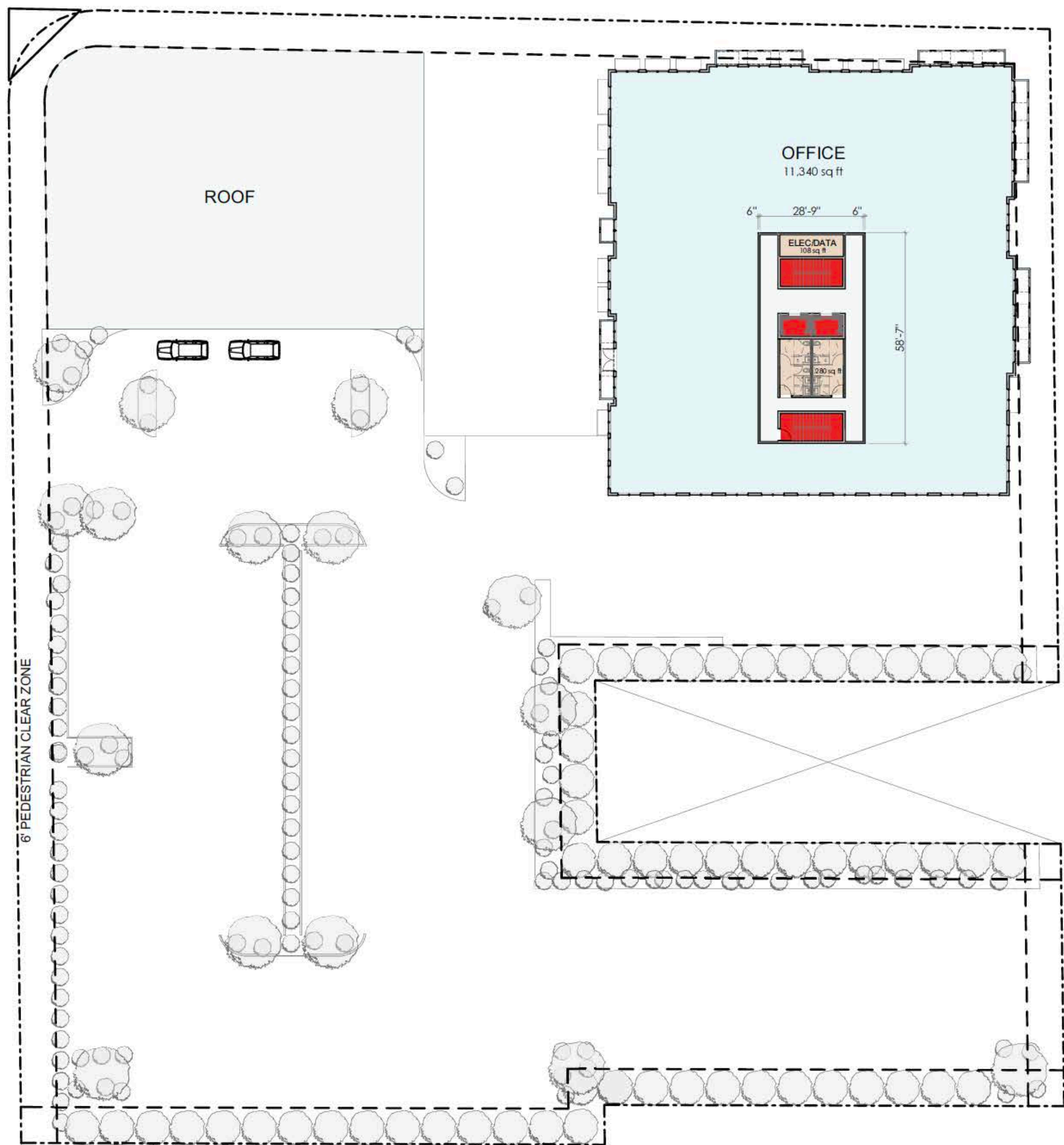
600 block - 5 Townhomes



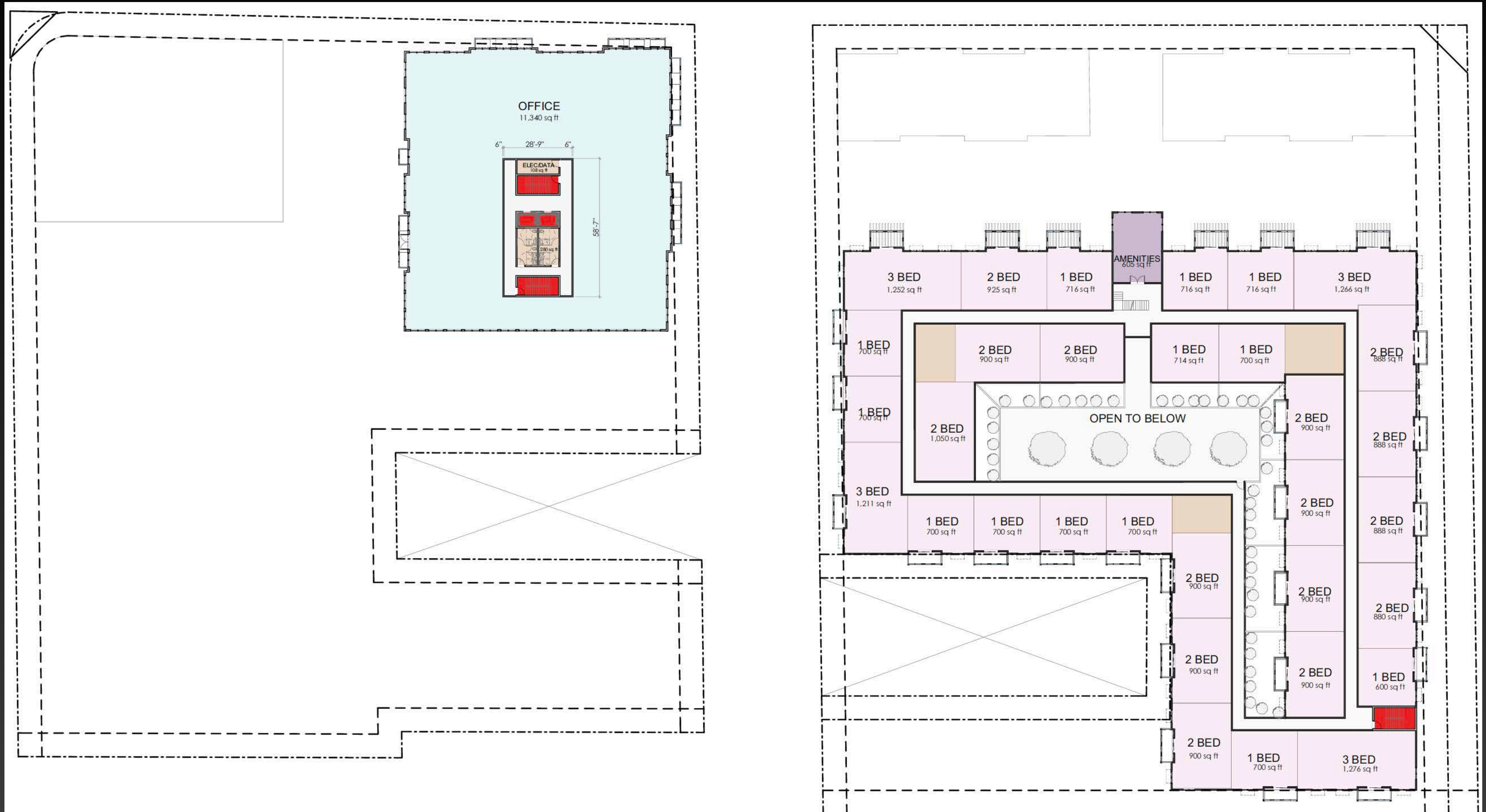
Site Plan



2nd Floor Plan



3rd Floor Plan



CH-CH-CH-CHANGES?

Addressing Community Feedback and COVID-19 Realities

| | Atla West | Fabrick 2.0 | New Fabrick |
|--|-----------------------|-----------------------|-----------------|
| Residential Units (mix of 1,2, 3 units & townhomes) | 165 | 167 | 69 |
| Commerical Office | 21,600 SF | 22,056 SF | 26,680 SF |
| Workforce Housing | 40 (24%) | 40 (24%) | 69 (100%) |
| Retail (including F&B) | 43,300 SF | 47,400 SF | 19,586 SF |
| Parking Spaces | Required + 206 spaces | Required + 206 spaces | 352 spaces |
| Open and Green Space | 40,000 SF | 38,041 SF | 33,457 SF |
| Grocery Space | 33,000 SF | 34,911 SF | Grocer to apply |

BH3 is the Fastest to Turn the Dirt

- Delivering a project that the community wants
 - National grocer - *will bring jobs and give back to the community*
 - 100% workforce and affordable units - *real housing opportunities for the NW/SW*
 - Low rise, less intense development - *revisions reflect community sentiment to be true to the neighborhood*
 - Community supports
- Seeking 10-month extension
 - “Worst pandemic in 100 years” - Dr. Fauci
 - Force Majeure
 - Will rely on cooperation with CRA & City



Amendment to the PSA

- **Project description:** (Sec. 1.14 and Section 1.20)
 - 69 Residential Units
 - 26 - one bedroom
 - 30 - two bedroom
 - 8 - three bedroom
 - 5 - townhomes
 - 100% workforce/affordable
 - 3,189 SF of residential amenities
 - 19,586 SF of ground floor retail space (does not include 600)
 - 26,680 SF of commercial office space
 - 30,868 SF of open and green space
 - 8,672 SF "Frog Alley"
 - 5,446 SF on 800 block
 - 14,528 SF of open space
 - 2,222 SF of green space
 - 352* parking spaces
 - 220 on 700 block and 800 block
 - 158 on 600 block *(150 grocer)

Amendment to the PSA

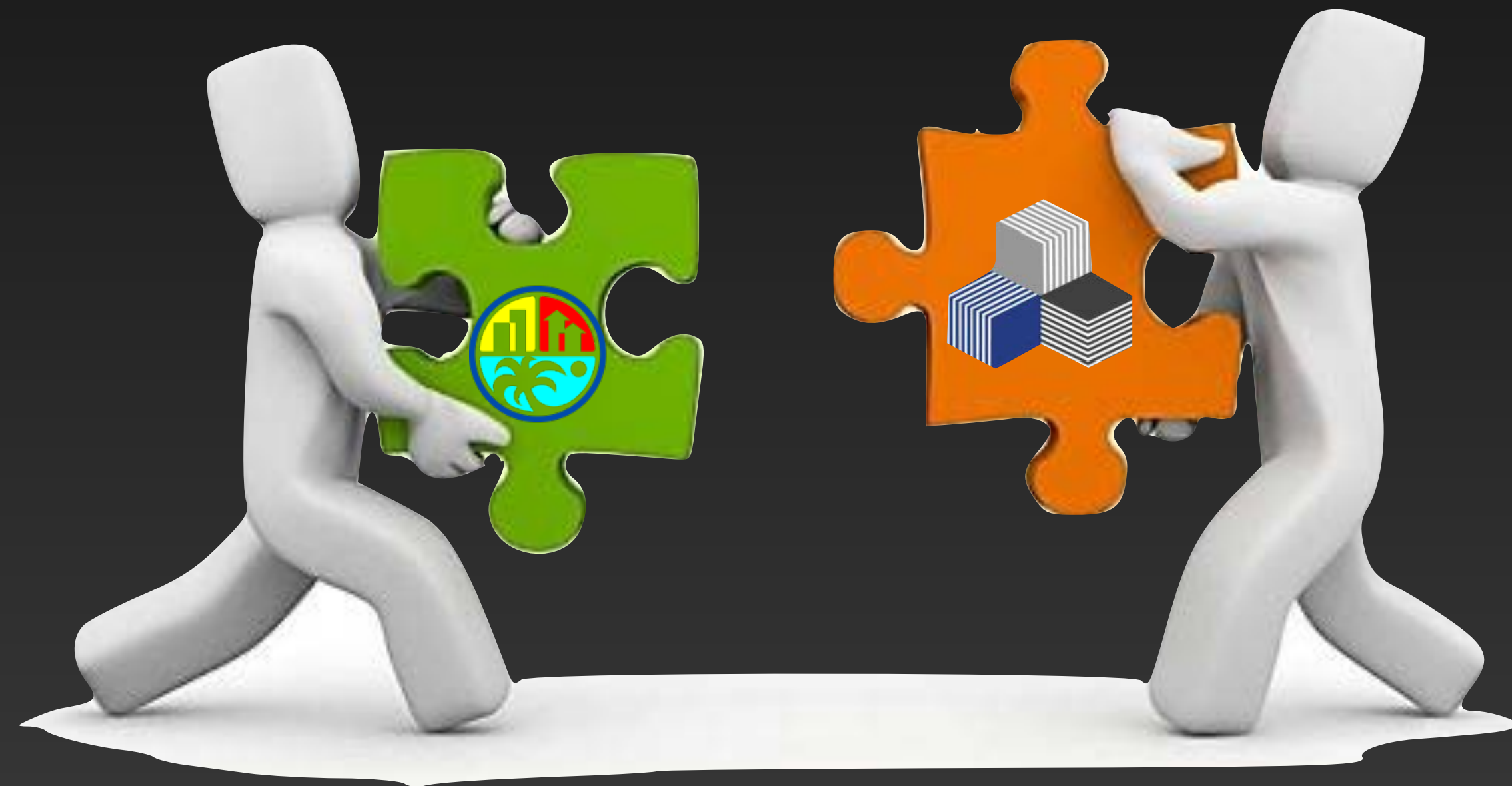
- **Project Phasing:**
 - BH3 will endeavor to initiate construction of the 700 block within 60 calendar days of all required governmental approvals being issued
 - BH3 will endeavor to start construction of the 800 block within 120 calendar days of all required governmental approvals being issued.
- **Timing:** 10 month extension of the Approval Date (Jan, 18, 2021) and other provisions of the PSA
 - Site Plan Preparation and Application (6 months)
 - Technical Advisory Committee (2 months)
 - Site Plan Review Process and Approval (2 months)

Conclusion

- ✓ National grocer is committed to the site and has already met with the City and received feedback from Development Services
- ✓ Smaller site plan with amenities for the NW/SW and the City based on CRA and community feedback
- ✓ 100% workforce and affordable housing
- ✓ Architecture and design that fits into the community and City
 - ✓ Welcomes people to the City of Delray Beach and the NW/SW
 - ✓ Will draw people and investors to this area of the City
 - ✓ Uses will reflect community input to meet community needs

Conclusion

- **BH3 IS MOVING FORWARD**
 - No more design changes
 - Continued community conversation and outreach
- **GROCER IS MOVING FORWARD** - met with City before Thanksgiving
- NEXT STEPS:
 - CRA Board meeting in January
 - Amend the PSA
 - Reflect this version of the project
 - Update timelines
 - Allow for project phasing



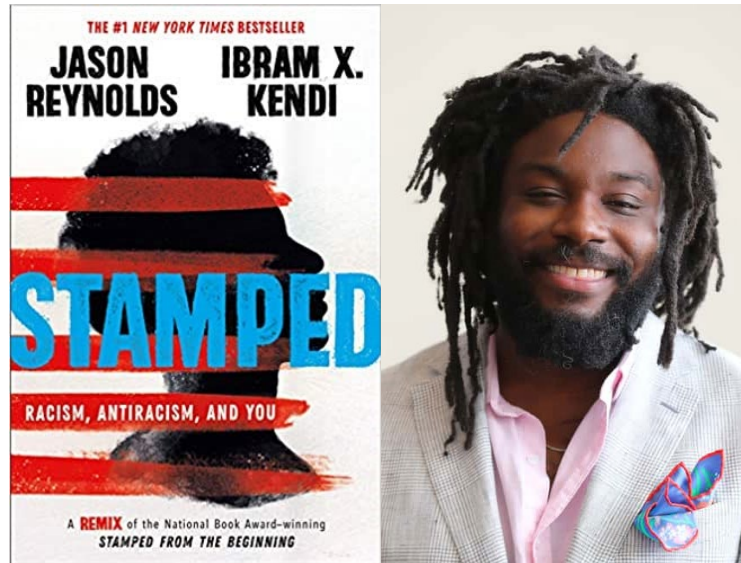
- **MOVING FORWARD TOGETHER IS THE BEST FOR THE COMMUNITY**

Virtual Speaker Series

In partnership with the *Spady Cultural Heritage Museum and the help of Arts Garage*, we are organizing a speaker series that highlights Black and Brown experiences on racial equity via authors, activists, business owners etc. We see this as a great way to facilitate education on issues within marginalized communities and inspire change.

Jason Reynolds

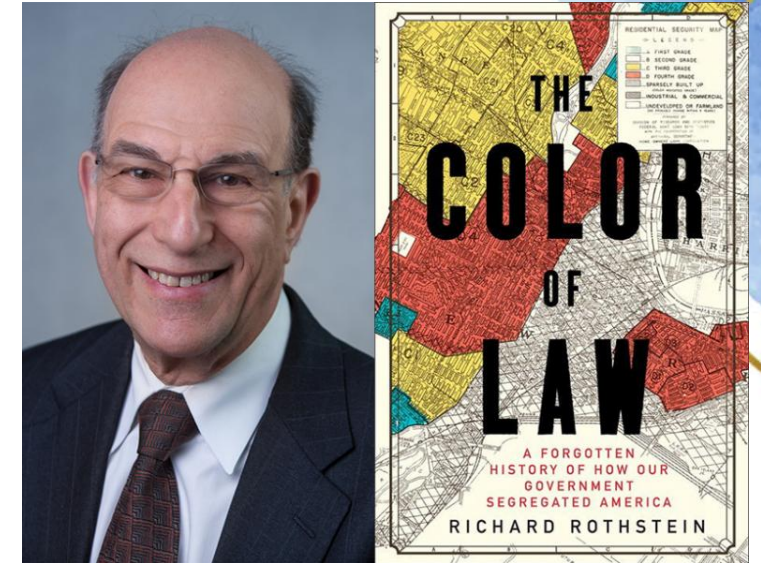
February 20th, 2021



Bestselling author and poet who will give a virtual talk educating youth on racism, its impacts, and how we can work to stamp it out with a live Q&A session hosted by Arts Garage.

Richard Rothstein

April 29th, 2021







Acclaimed historian and author whose focus and research is on the history of segregation in the United States with regards to education and housing.

Senior Resource Center

708 W. Atlantic Ave, Delray Beach, FL 33444

December 2020 Calendar

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|--|--|--|---|
| 30  | 1 | 2 | 3 | 4  |
| 7 | 8 Medicare Q & A 12:00 PM - 3:00 PM | 9 Senior Tech Class Learn Zoom 12:00 PM - 3:00 PM | 10 Caregiver Support Group 1:00 PM - 2:00 PM | 11 |
| 14 | 15 Senior Holiday Gift 12:00 PM - 3:00 PM | 16 Diabetes Screening 12:00 PM - 3:00 PM | 17 Lunch & Learn: Coping with the Holiday Blues 11:00 AM - 12:00 PM | 18 |
| 21 | 22 | 23 | 24 | 25 |
| 28  | 29 | 30 | 31 | 1  |

To RSVP call (561) 613-1772.

Senior Tech Class: Come and learn how to use Zoom on your computer, phone or tablet to keep in touch with friends and families, take online classes and attend educational seminars. **Limited class size. Must RSVP.**

Caregiver Support Group: Being a caregiver is a difficult job. But you are not alone. Join us for our caregiver support group. **Space is limited. Must RSVP.**

Lunch & Learn: Coping with the Holiday Blues. Join us for a lecture and boxed lunch to go. Come listen to Dr. Natalie Voorn, from Dedicated Senior Medical Center, as she discusses all aspects of the Holiday Blues. **Space is limited. Must RSVP.**

Medicare Q & A: Learn about the changes for 2021. Review your current Medicare coverage, and see if you qualify for additional benefits.

Diabetes Screening: Hemoglobin A1C & Cholesterol: Come for a free diabetic evaluation and "I Know Your Numbers" services. This includes; Diabetes Risk Assessment; Rapid Result A1C Test (no fasting necessary); BMI Score; Educational Resources.

Senior Holiday Gift: Come choose from several gift options. **RSVP require (561) 613-1772.**

COVID safety protocols will be followed. Mask required.





Corey Jones Isle Progress



Delray Beach - SW Neighborhood Improvement Project
Progress Update 11/25/20
SW 4th St & SW 7th Ave - 1st Lift of Asphalt Placed



SW Neighborhood Improvement Project

CRA INVESTMENT
\$6,236,201





CRA INVESTMENT
\$9,526,230

Osceola Park
★ Neighborhood
Improvement
Project

Happy Hanukkah!



From the Delray Beach CRA Team



Happy Holidays!

From the Delray Beach CRA Team