



# **Delray Beach Community Redevelopment Agency**

**Regular Board Meeting**

**Thursday, May 30, 2024, at 4:00 PM  
Commission Chambers at City Hall**



## Item 4B.

Presentation by *Marcum, LLP*

**MARCUM**  
ACCOUNTANTS ▲ ADVISORS



## Item 8A.

# Request for Qualifications 2023-05 – Selection of Architectural and Landscape Architectural Firms for Continuing Services



## Recommended Action:

Authorize the Board Chair to execute continuing architectural services agreements with the following firms:

- Currie Sowards Aguila Architects Inc.
- Synalovski Romanik Saye, LLC
- CPZ Architects, Inc.
- BEA Architects, Inc.
- Justin Architects, P.A.
- Netta Architects, LLC
- R.E. Chisholm Architects, Inc.
- R.J. Heisenbottle Architects, P.A.
- Robling Architecture Construction, Inc.
- The Tamara Peacock Company Architects of Florida, Inc.
- Walter Zackaria Associates, PLLC



## Recommended Action:

Authorize the Board Chair to execute continuing landscape architectural services agreements with the following firms:

- AGTLAND, P.A.
- JMorton Planning & Landscape Architecture Inc.
- KCI Technologies, Inc.
- Keith and Associates, Inc.
- Miller Legg Inc.
- Kimley-Horn Inc.



## Item 8B.

Update on West Atlantic Master  
Plan / The Set Transformation  
Plan Amendment & Steering  
Committee Discussion

# UPDATE

- 10/2023 CRA Board members discussed updating the WAMP.
- 11/2023 CRA Board provided direction to seek proposals from consultants.
- 01-02/2024 CRA staff reach out to consultants.
- 03/2024 CRA engaged with BusinessFlare, Inc. (Consultant) to update the demographics and economic data of the document.
- 04/2024 CRA staff and consultant had a kick-off meeting.
- 5/2024 Consultant is working on First Draft.





## Item 8C.

# Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee Follow Up

Redevelopment Advisory Committee

# RAC

 **DELRAY BEACH** CRA  
COMMUNITY REDEVELOPMENT AGENCY





## **Background:**

- ❖ On August 22, 2023, the CRA Board approved Resolution 2023-03 creating the Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee (RAC) including certain regulations to govern the RAC's membership and duties.
- ❖ The application period was available from September 1, 2023 – October 31, 2023, totaling sixty days. During this period, the Community Redevelopment Agency received 15 applications; of which 8 may be considered based on the application criteria and the information that was submitted.
- ❖ On November 16, 2023, the CRA Board approved to reopen and extend the application period from November 17, 2023 – January 16, 2024, totaling sixty days. During this period, the Community Redevelopment Agency received 19 applications; of which 9 may be considered based on the application criteria and the information that was submitted.
- ❖ On February 27, 2024, the CRA Board approved to reopen and extend the application period from March 1, 2024 – April 12, 2024, totaling sixty days. During this period, the Community Redevelopment Agency received 19 applications; of which 9 may be considered based on the application criteria and the information that was submitted. The Board also discussed amending the RAC Resolution to allow individuals whose husband or wife owns homesteaded property or the sole beneficiary of a trust, which owns homesteaded property to qualify. Additionally, there was discussion about amending the RAC Resolution to allow all members to be at large as opposed to no more than one per subarea
- ❖ On April 23, 2024, CRA Staff presented a proposed amendment that covered the amendments requested by the CRA Board at the last meeting. The CRA Board discussed rejecting the proposed amendment, reopening the application period and amending Resolution 2023-03 to allow individuals whose legal spouse owns homesteaded property, the sole beneficiary of a trust which owns homesteaded property and renters to qualify, increasing the committee members from five (5) to eight (8) members and shortening the term of the committee members. The CRA Board approved to reopen and extend the application period from April 24, 2024 – May 20, 2024, totaling twenty six days. During this period, the Community Redevelopment Agency received 32 applications; of which 15 may be considered based on the application criteria and the information that was submitted.



**To qualify for an appointment under Resolution 2023-03, the person must meet the following qualifications:**

- The person applying shall own homesteaded property, or own a principal place of business that resides within the CRA District.
- There shall be no more than one (1) appointed member of the RAC representing one of the eight (8) subareas within the CRA District at a given time.
- No member of the RAC may concurrently serve on any other advisory board or committee.
- There shall be no more than one (1) appointed member of the RAC engaged in the same profession at a given time.
- There shall be no members of the RAC under the age of eighteen (18) years old at the time of appointment.

*The term for RAC shall be for one (1) two-year term. No member shall be appointed for more than two (2) terms.*

*There shall be five (5) members of RAC*

**To qualify for an appointment under the proposed, amended Resolution 2024-06, the person must meet the following qualifications:**

- The person applying shall have either legal or equitable title to property in the CRA District. The person applying may
  - own homesteaded property or a principal place of business or
  - rent residential property for the prior five years with a written lease or
  - be the legal spouse of someone who owns homesteaded property or
  - be the sole beneficiary of a trust that owns homesteaded property
- There shall be no more than one (1) appointed member of the RAC representing one of the eight (8) subareas within the CRA District at a given time.
- No member of the RAC may concurrently serve on any other advisory board or committee.
- There shall be no more than one (1) appointed member of the RAC engaged in the same profession at a given time.
- There shall be no members of the RAC under the age of eighteen (18) years old at the time of appointment.

*The term for RAC shall be for one (1) one-year term.*

*There shall be up to eight (8) members of RAC*

## Recommended Action

- Disapprove amendment and appoint applicants to the Redevelopment Advisory Committee under Resolution 2023-03;

OR

- Approve amendment and appoint applicants to the Redevelopment Advisory Committee under the amended Resolution (the amended Resolution must be executed prior to appointment);

OR

- Board direction on how to proceed.

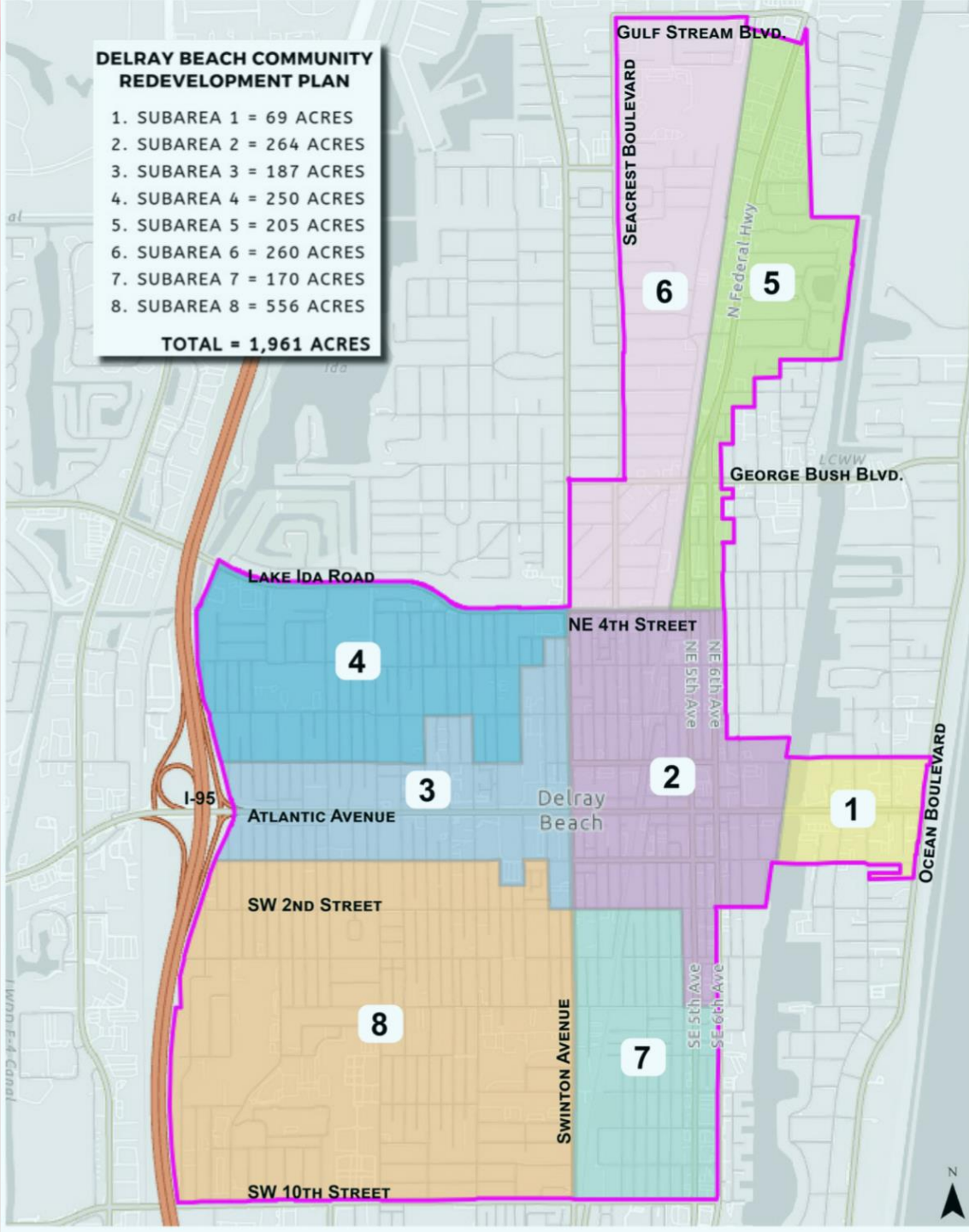




**DELRAY BEACH COMMUNITY REDEVELOPMENT PLAN**

- 1. SUBAREA 1 = 69 ACRES
- 2. SUBAREA 2 = 264 ACRES
- 3. SUBAREA 3 = 187 ACRES
- 4. SUBAREA 4 = 250 ACRES
- 5. SUBAREA 5 = 205 ACRES
- 6. SUBAREA 6 = 260 ACRES
- 7. SUBAREA 7 = 170 ACRES
- 8. SUBAREA 8 = 556 ACRES

**TOTAL = 1,961 ACRES**



**Appointments**  
**8 Members**

- Subarea 2
- Subarea 4
- Subarea 5
- Subarea 6
- Subarea 8

**Board Input:**  
Reopen  
applications for  
Subareas 1, 3, 7?

## Initial Assignments from RAC Resolution

- General Development ideas for West Atlantic Avenue Corridor
- Review Conceptual Site Plan for 600-800 West Atlantic Block



# RAC Meeting Schedule

Kick-Off RAC Meeting	Thursday, June 27, 2024 5:30 -7:30 PM
RAC Meeting #1	Thursday, September 19, 2024 5:30 -7:30 PM
RAC Meeting #2	Thursday, December 12, 2024 5:30 -7:30 PM
RAC Meeting #3	Thursday, March 20, 2025 5:30 -7:30 PM
RAC Meeting #4	Thursday, June 26, 2025 5:30 -7:30 PM





## Item 9A.

Notice of Intent to Lease For  
Two (2) First-Floor Tenant Bays - 98 NW 5<sup>th</sup> Avenue,  
One (1) First-Floor Tenant Bay – 135 NW 5<sup>th</sup> Avenue,  
and 186 NW 5<sup>th</sup> Ave



186 NW 5<sup>th</sup> Avenue



135 NW 5<sup>th</sup> Avenue

NW 1st St

98 NW 5<sup>th</sup> Avenue







## 98 NW 5<sup>th</sup> Avenue:

Each first-floor bay (Suite 103 and Suite 104) is approximately 600 square feet will be leased at an affordable rental rate of approximately \$18 per square foot, a rate previously approved by the CRA Board.

The 98 NW 5<sup>th</sup> Avenue building renovation was completed in the Summer of 2023. The two-story building is comprised of five commercial bays on the first-floor and a communal workspace on the second-floor.

### Overview of Lease Terms:

Lease Term: 4 years with 2 options to renew for 2 years

### Lease Amount:

-\$18 per square foot for remaining bays  
(6% increase annually)

Buildout Period: Open for Negotiation





## 135 NW 5th Avenue (West Settlers Building):

The first-floor bay (Unit 2C aka Unit C6) is located within the West Settlers Building is approximately 875 square feet. Staff would like the Board's direction on the lease amount, which should take into account the association fees (\$402.00) required for the maintenance and upkeep of the building.

The West Settlers Building is comprised of two commercial bays on the first-floor (both owned by the CRA) and four privately-owned residential condominiums (one on the first-floor and three on the second-floor). The building maintenance is overseen by the West Settlers Condominium Owners' Association, which the CRA manages.

Currently, Unit C6 is occupied by Danny Meisdort of Jackson Hewitt Tax Service. Mr. Meisdort has a revocable license which requires him to pay \$1,495.75 a month. Previously, Mr. Meisdort had a lease which required him to pay \$1093.75 a month plus the monthly condominium assessment in the amount of \$402.00.

### Overview of Lease Terms:

Lease Term: 4 years with 2 options to renew for 2 years

### Lease Amount:

\$21 per square foot for remaining bays  
(6% increase annually)

Buildout Period: Open for Negotiation





## 186 NW 5th Avenue (Historic Harvel House):

The Harvel House is approximately 1,100 square feet. Staff would like the Board's direction on the lease amount.

Harvel House is listed within the City's Local Register of Historic Places.

### Overview of Lease Terms:

Lease Term: 4 years with 2 options to renew for 2 years

### Lease Amount:

- \$20 per square foot for remaining bays  
( \$1.00 per square foot increase annually  
upon third anniversary of lease)

Buildout Period: Open for Negotiation





# Notice of Intent to Lease

**Anticipated issue date: Monday, June 3, 2024**

**Anticipated submission deadline: Thursday, July 15, 2024**

**98 NW 5<sup>th</sup> Avenue – Two (2) first-floor bays available**

**135 NW 5<sup>th</sup> Avenue – One (1) first-floor bay available**

**186 NW 5<sup>th</sup> Avenue – One (1) first-floor unit approximately 1,100 square feet**

The CRA intends to lease the properties to qualified individuals or entities for commercial uses with daytime, nighttime, and weekend operating hours. Commercial uses shall be retail/specialty shop, restaurant/café, professional offices, financial services, and/or artist gallery/workspace as permitted within the Central Business District (CBD) zoning district, more particularly described in the City's Land Development Regulations. Non-profit organizations, religious institutions, adult entertainment establishments, adult gaming centers, alcohol/tobacco retailers, firearms/weapons and fireworks retailers, CBD retailers, or medical marijuana dispensaries shall be excluded and will not be considered.

The Notice of Intent to Lease and Application will be accessible via the CRAs website and hard copies will be available upon request.





# Online Application Components

- General Requirements & Program Overview
- Program Overview
- Space Details
- Eligibility
- Business Types
- Required Documents
- Review & Selection Process



Delray Beach CRA |  
Tenant Application  
Form

## INFORMATION | OVERVIEW

### IMPORTANT DATES

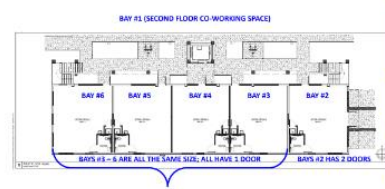
- Issue Date | 05/01/2023
- Application Deadline | 06/15/2023

The Delray Beach Community Redevelopment Agency (CRA) intends to lease five new affordable commercial rental spaces at the property located at 98 NW 5th Avenue to qualified individuals or entities for commercial use with a mix of daytime, nighttime, and/or weekend operating hours.

The CRA is committed to curating a diverse and interesting mix of business offerings. Commercial uses shall be retail/specialty shop, café/coffee shops, professional offices, financial services including banks and/or artist retail gallery/workspace as permitted within the Central Business District (CBD) zoning district, more particularly described in the City of Delray Beach's Land Development Regulations. Non-profit organizations shall be excluded and will not be considered.

The Delray Beach CRA invites all interested parties to submit their proposals for consideration as tenants of this prime location on the historic NW 5th Avenue commercial corridor in the West Settlers Historic District in Delray Beach.

The Delray Beach CRA reserves the sole and absolute right to select tenants that best serve the interests of the CRA District.



### Details about the retail bays:

- Approximately 600 square foot brand new retail bay
- Approximate monthly rental rate: \$23 per square foot
- Janitorial Closet
- Bathroom
- Access to Parking
- 24/7 access by successful tenant
- Eligibility to apply for CRA Funding Assistance Programs for interior renovations (not to include any structural changes/ demolition)

Bays do not have kitchens. Commercial kitchen buildout is not available.

## ELIGIBILITY

### Applicant criteria:

- Business entity in operation for minimum of 2 years as of date of submission
- Principals only
- Business entities can only submit one application

### Business type:

The Notice of Intent to Lease the CRA-owned Property at 98 NW 5th Avenue is restricted to commercial retail businesses, personal service providers, and professional office users. Commercial uses shall be including but not limited to the following types of businesses:

- retail/specialty shop
- café/coffee shop
- professional offices such as CPA, medical, legal services, insurance
- financial services including banks, personal banking, financial planning advisors
- artist retail gallery/workspace as permitted within the Central Business District (CBD) zoning district, more particularly described in the City of Delray Beach's Land Development Regulations.

Pursuant to the goals of the CRA and the City of Delray Beach Land Development Regulations, the following businesses/uses will be considered automatically **ineligible** to apply:

- Religious institutions or organizations
- Non-profit organizations
- Adult entertainment establishments
- Adult gaming centers
- Alcohol/tobacco retailers
- Firearms and weapons; fireworks retailers
- CBD Oil Establishments, Medical marijuana treatment centers or dispensing facility
- Any business which is a non-conforming use as determined by the City of Delray Beach



# Online Application Components

- Applicant contact info
- Business info & narrative
- Business info: legal name, EIN, legal structure, etc.
- Narrative info: description of business, background, staff size, operating hours, etc.
- Document uploads

**BUSINESS INFORMATION & NARRATIVE**

**Business Name \***

doing business as (if applicable)

**Business FEIN # \***

**Year Established \***

**Business Legal Structure \***

Corporation  
 Limited Liability Corporation (LLC)  
 Partnership  
 Sole Proprietorship  
 Other

**Is this business currently operating? \***

Yes  
 No

**Current Business Address \***

Street Address

Street Address Line 2

City State / Province

Postal / Zip Code

**Length of time at current location \***

**Current Business Location Is \***

Leased  
 Owned  
 Other

**Business Website \***

If not applicable, put N/A. Include a functional URL for your site.

**Business Instagram \***

If not applicable, put N/A. Give us the social handle you want to be recognized as for your business not your personal

**Business Facebook \***

If not applicable, put N/A. Give us the social handle you want to be recognized as for your business not your personal

**Business Other | Social Media \***

**Briefly describe your business \***

A short 3 or 4 sentences will work

**Business Background and History \***

**Clients and Business Success \***

e.g. clients served, products sold, awards, etc.

**Services offered at the current business location \***

**Current Number of Employees \***

Specify how many part time, full time

**Operating Hours at Current Location \***

e.g. Monday - Friday 10am-7pm

**Services that would be offered at new location \***

**Proposed number of employees at new location \***

**Proposed Operating Hours at new location \***

e.g. Monday - Friday 10am-7pm

**With this property, I plan to: \***

Relocate from another location/storefront  
 Expand to an additional location/storefront  
 Open my first storefront location  
 Other

**If approved, will you require time to build out the space to begin operations? \***

Yes  
 No  
 Not sure

**If yes, how long do you anticipate will be needed for build out? \***

If not applicable, put N/A.

**BAY #1 (SECOND FLOOR CO-WORKING SPACE)**

**Specify your top two (2) bay preferences. Bay preferences are not guaranteed \***

Bay 2  
 Bay 3  
 Bay 4  
 Bay 5  
 Bay 6

**If approved, do you plan to apply for CRA Business Funding Assistance? \***

Yes  
 No  
 Not sure



# Online Application

- 1) Log into the Tenant Application Form
  - available online via Jotform starting on Monday, June 3<sup>rd</sup> (anticipated)
  
- 2) Review General Requirements/Overview
  - Program Overview
  - Space Details
  - Eligibility/Business Types
  - List of Required Documents
  - Review & Selection Process
  
- 3) Business Info
  - Applicant contact info
  - Business info & narrative
    - Fundamental business info: Legal name, EIN, legal structure, etc.
    - Narrative info: description of business, background, staff size, operating hours, etc.
    - Document uploads



## Application Process:

- 1) Issue Notice on Monday, June 3, 2024.
- 2) Accept applications online via Jotform until July 15, 2024.
- 3) CRA Staff conduct preliminary reviews of application submissions to ensure completion and eligibility
- 4) Selection Committee meets to review and score complete and eligible submissions using a Scoring Rubric.
  - Selection Committee CRA Executive Director as Chairperson and one (1) City staff, three (3) CRA staff, one (1) community member as reviewers.
- 5) First Round: Applicants scored according to Scoring Rubric. Final scores of 80% or above will be accepted to move forward. Applicants will be selected by highest ranking.
- 6) Second Round: if further clarification is needed, applicants will meet in-person or have a phone interview with CRA staff to answer questions set forth by the Selection Committee.
- 7) Lease Agreements will be drafted and will include specific terms and conditions including provisions related to Insurance, Indemnification, Licensing, Default, etc.
- 8) It is recommended the board authorize the CRA Executive Director to execute the referenced agreements.



# Recommended Action

Issue Notice of Intent to Lease for:

- 98 NW 5th Avenue (2 bays)
- 135 NW 5th Avenue (West Settlers Building)
- 186 NW 5th Avenue (Historic Harvel House)





## Item 9B.

Update on the Second Floor  
of 98 NW 5th Avenue



CRA  
**Work Space**  
A CO-WORKING OFFICE



BROUGHT TO YOU BY  
THE DELRAY BEACH CRA

Launching soon! The CRA Workspace will be open on  
Tuesdays, 9am - 5pm.

Utilize the brand new facilities to set up and get to  
work. The CRA Workspace Co-Working Office is Ideal  
for remote workers, entrepreneurs, and those needing  
a break from their home office.

Special rates for Delray Beach residents!



CRA  
**Work Space**  
A CO-WORKING OFFICE



BROUGHT TO YOU BY  
THE DELRAY BEACH CRA

# TUESDAYS

## 2 SESSION OPTIONS

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- 9am - 1pm
- 1pm - 5pm

Book both for a full day!

# WHAT'S INCLUDED

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- Free Wifi
- Communal Kitchen Area
- Restrooms
- Private soundproof pods for calls
- Lockers for temporary storage

# BOOKING OPTIONS



## FREE FORM PASS

- Multiple seating, desk & table options
- Open communal area
- First come first served for seat selection
- Access to kitchen area & restrooms
- Private soundproof pods available for calls



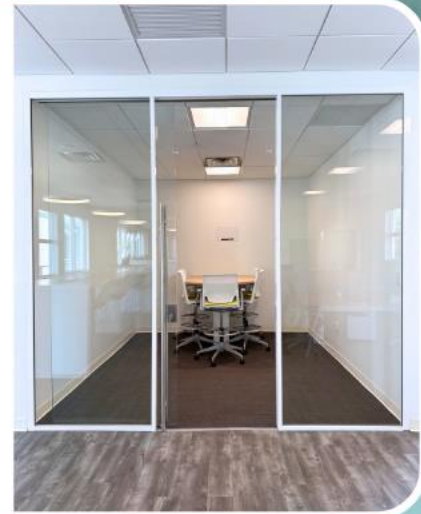
## PRIVATE OFFICE: DESK

- Fixed desk
- 1 rolling chair
- 2 arm chairs
- Glass wall & door
- Access to kitchen area & restrooms



## PRIVATE MEETING SPACE: TABLE

- High top table
- 5 rolling chairs
- Glass wall & door
- Access to kitchen area & restrooms



## PRIVATE MEETING SPACE: COUCH

- 1 Couch
- 2 Lounge Chairs
- 1 Side table
- Glass wall & door
- Access to kitchen area & restrooms





# PRICING

## FREE FORM PASS

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DELRAY BEACH RESIDENT	\$12/SESSION
NON-RESIDENT	\$22/SESSION

## PRIVATE OFFICE - DESK

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DELRAY BEACH RESIDENT	\$20/SESSION
NON-RESIDENT	\$30/SESSION

## PRIVATE MEETING - TABLE

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DELRAY BEACH RESIDENT	\$20/SESSION
NON-RESIDENT	\$30/SESSION

## PRIVATE MEETING - COUCH

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DELRAY BEACH RESIDENT	\$20/SESSION
NON-RESIDENT	\$30/SESSION

# CONFERENCE ROOM

- Conference table
- 10 rolling chairs
- Glass wall & door
- Large mounted TV for presentations
- Access to kitchen area & restrooms

## HOURLY RESERVATIONS

DELRAY BEACH RESIDENT \$15/HOUR

NON-RESIDENT \$25/HOUR



# HOW TO REGISTER

Tuesday CRA Work Space sessions can be booked ahead of time or same-day if availability allows.

Book your session(s) through Eventbrite online ticketing system.

You will be able to select the date, time slot, and desired ticket type (Free Form Pass, Private Desk, etc)

Pre-Booking is encouraged as space is limited!









## Recommended Action

CRA Staff open CRA Work Space and continue to explore options for activation and management of the space.

CRA Staff explore option of hiring full time CRA Staff to assist with operations and other CRA related duties.



## Item 9C.

Cancel Request for Proposals  
CRA No. 2024-03

and

Issue three (3) Request for Proposals for the  
Disposition of CRA-Owned Vacant Lots for  
the development of Affordable/Workforce  
Housing

## Exhibit A – Subject Properties' Location Map

LOT	Address	PCN
1	250 NW 8 <sup>th</sup> Avenue	12-43-46-17-25-002-0300
2	250 NW 8 <sup>th</sup> Avenue	12-43-46-17-25-002-0010
3	250 NW 8 <sup>th</sup> Avenue	12-43-46-17-25-002-0010
4	256 NW 8 <sup>th</sup> Avenue	12-43-46-17-25-002-0310
5	260 NW 9 <sup>th</sup> Avenue	12-43-46-17-25-001-0320
6	238 SW 14 <sup>th</sup> Avenue	12-43-46-17-19-003-0101



# Exhibit A – Subject Properties' Location Map

LOT	Address	PCN
1	250 NW 8 <sup>th</sup> Avenue	12-43-46-17-25-002-0300
2	250 NW 8 <sup>th</sup> Avenue	12-43-46-17-25-002-0010
3	250 NW 8 <sup>th</sup> Avenue	12-43-46-17-25-002-0010
4	256 NW 8 <sup>th</sup> Avenue	12-43-46-17-25-002-0310
5	260 NW 9 <sup>th</sup> Avenue	12-43-46-17-25-001-0320
6	238 SW 14 <sup>th</sup> Avenue	12-43-46-17-19-003-0101





## Item 9D.

Approve the modifications to the A.-G.U.I.D.E. (Achieving Goals Using Impact Driven Evaluation) Program Guidelines and authorize CRA staff to open the application



## Background:

The A.-G.U.I.D.E. program was established to assist organizations that engage in activities that further the CRA's mission. Through the program, the CRA can more effectively address several of the Overall Needs identified in the CRA Plan. However, changes to Fla. Stat. § 163.387(6)(c) limited the expenses that the CRA may fund.

In September 2023, at the A.-G.U.I.D.E. Workshop, CRA Staff and Board discussed modifications to the A.-G.U.I.D.E. guidelines based on the 2019 amendments to the statute and discussed City funding of the A.-G.U.I.D.E. recipients, with the exception of Affordable Housing related programs (See Exhibit A). The City informed the CRA that they would provide the CRA with \$450,000 of \$902,000 to fund a portion of the A.-G.U.I.D.E. Program with the anticipation that the City would fund the full amount in the following fiscal year.

This modification to the guidelines is needed to ensure that the program aligns with the changes to the statute. Although, the A.-G.U.I.D.E. program may still be used to fund the Affordable Housing related programs as the acquisition of real property and the creation of affordable housing is still a permitted expense under the statute.

A summary of proposed modifications is listed below:

Currently, the Funding Framework is as seen below. CRA staff recommends removing section 2. Recreation and Cultural Facilities and 3. Economic/Business Development to better align with Fla. Stat. § 163.387(6)(c) as amended.

	1. Affordable Housing	2. Recreation & Cultural Facilities	3. Economic/Business Development
<i>CRA funds these kinds of activities</i>	<ul style="list-style-type: none"> <li>Support to implement affordable housing programs</li> </ul>	<ul style="list-style-type: none"> <li>Performing/visual arts programs/ events</li> <li>Museum exhibits</li> <li>Library programs</li> <li>Education in arts, culture, heritage</li> </ul>	<ul style="list-style-type: none"> <li>Support for businesses with emphasis on small businesses.</li> </ul>
<i>To achieve these (shorter term) outcomes</i>	<ul style="list-style-type: none"> <li>Increased supply of affordable housing in the CRA District</li> <li>More opportunities for home ownership</li> <li>Development of infill housing</li> <li>Upgraded housing conditions</li> <li>Increased private investment in residential areas and commercial areas surrounding residential neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>More visitors to downtown Delray Beach and the CRA District</li> <li>Increased economic activity downtown</li> <li>More and higher quality cultural &amp; educational opportunities</li> <li>Increased knowledge about local arts, cultural heritage</li> <li>Programs that engage the residents of the CRA District</li> </ul>	<ul style="list-style-type: none"> <li>More visitors to downtown Delray Beach and the CRA District</li> <li>Increased economic activity downtown</li> <li>More and higher quality cultural &amp; educational opportunities</li> <li>Increased knowledge about local arts, cultural heritage</li> <li>Programs that engage the residents of the CRA District</li> </ul>
<i>With these long-term impacts</i>	<ul style="list-style-type: none"> <li>Stabilization of neighborhoods</li> <li>Improved quality of life</li> <li>Higher tax base</li> <li>Improved safety; reduction of crime</li> <li>Increased property values relative to other areas of the City</li> </ul>	<ul style="list-style-type: none"> <li>Delray Beach as a nationally recognized arts &amp; culture destination</li> <li>Higher tax base</li> <li>More arts related businesses</li> </ul>	<ul style="list-style-type: none"> <li>National recognition of Delray Beach as a City where companies want to be</li> <li>Higher tax base</li> <li>Increase small businesses</li> </ul>
<i>Demonstrated by these kinds of measures of success</i>	<ul style="list-style-type: none"> <li>Number of affordable housing units (new and renovated)</li> <li>Number of new homeowners</li> <li>Decrease number of substandard units</li> <li>Dollars invested</li> <li>Reduced crime rates</li> <li>Increase in assessed value</li> </ul>	<ul style="list-style-type: none"> <li>Number and types of arts, leisure, and educational programs, events, and businesses</li> <li>Revenue generated by tickets, food &amp; drink, other purchases for partners and community</li> <li>Numbers of attendees, members, volunteers</li> <li>Level of private financial support</li> <li>Level of customer satisfaction</li> </ul>	<ul style="list-style-type: none"> <li>Number of businesses relocating to or expanding in Delray Beach</li> <li>Dollars invested/capital raised</li> <li>Increases in assessed values</li> <li>Occupancy rates</li> <li>Number of businesses served and their location</li> </ul>







CRA staff recommends that the two types of support provided through AGUIDE should be as seen below.

### **Program/project support**

- Direct costs to develop and/or implement specific projects or programs as described in the CRA funding Framework above. Any direct costs related to operation of the program, including but not limited to staffing, equipment, promotions, supplies, and materials. If staffing costs are sought, the Nonprofit Partner must demonstrate how staff directly assisted in the creation of affordable housing and the number of units.

### **Matching funds**

- Contributions provided by another donor or grants awarded that will be paid only if the donor organization raises additional funds from another source

CRA staff recommends that the eligibility for AGUIDE be modified as seen below.

### **Organizations meeting the following criteria are eligible to apply for Nonprofit Partner funding:**

- Mission consistent with the mission of the CRA, specifically including affordable housing as its main objective
- Classified as tax-exempt under IRS 501(c)(3)
- In good standing with the State of Florida
- Housed in City- or CRA-owned facilities located in the CRA district with a lease agreement or management agreement with the City of Delray Beach or CRA
- Serves residents of the CRA district and/or visitors that come to the district to participate in funded programs, projects, and events
- Demonstrated commitment by Board of Directors to purpose and accountability for CRA funds



## Recommended Action:

At this time, CRA Staff is seeking approval of the proposed modifications to the A.-G.U.I.D.E. Program to better align with § 163.387(6)(c) as amended.

If approved, CRA Staff will open the application process as detailed below:

June 10, 2024	Application available online
August 1, 2024	Applications due
August – September 2024	Evaluation Committee review of applications
TBD	Applicant organization presentations to CRA Board (Workshop) (if needed)
September 2024	Funding decisions by CRA Board

The 2024-2025 A.-G.U.I.D.E. Program begins on October 1, 2024.



# CRA Director Updates



# CRA Social Recap



Saturday, May 18, 2024

*Thank you to all those who attended!*





## Save the Date for the 2024 CRA Socials

Thursdays from 5-7 PM

- July 25<sup>th</sup> – Fieldhouse at Old School Square
  - September 5<sup>th</sup> – 98 NW 5<sup>th</sup> Avenue
  - December 5<sup>th</sup> – 98 NW 5<sup>th</sup> Avenue



DELRAY BEACH CRA  
COMMUNITY REDEVELOPMENT AGENCY

# CRA SOCIALS 2024 DATES

THURSDAY 5 - 7PM

<b>FEB 08</b>	<b>ARTS WAREHOUSE</b> 313 NE 3rd Street Delray Beach, FL 33444
<b>JULY 25</b>	<b>FIELDHOUSE AT OLD SCHOOL SQUARE</b> 51 N Swinton Ave, Delray Beach, FL 33444
<b>SEPT 05</b>	<b>98 NW 5TH AVENUE</b> Delray Beach, FL 33444 SECOND FLOOR
<b>DEC 05</b>	<b>98 NW 5TH AVENUE</b> Delray Beach, FL 33444 SECOND FLOOR

**Contact Us:**

(561)-276-8640

WWW.DELRAYCRA.ORG

CRA OFFICE  
20 N SWINTON AVENUE,  
DELRAY BEACH, FL 33444

SCAN HERE

DELRAYCRA.ORG

# Join us at the Summer Delray GreenMarket

**SUMMER**  
2024

DELRAY  
*GreenMarket*  
@Old School Square

Every Saturday  
June 1st - July 27th  
9:00 am - 1:00 pm  
Old School Square

**Every Saturday**

**June 1<sup>st</sup> – July 27<sup>th</sup>**

**From 9:00 AM – 1:00 PM**

**At Old School Square**





*Thank you!*

[delraycra.org](http://delraycra.org)