



Delray Beach Community Redevelopment Agency

Regular Board Meeting

**Tuesday, July 23, 2024, at 4:00 PM
Commission Chambers at City Hall**



Item 8A.

Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee Follow Up





RAC Current Members

- Commissioner Casale selected Mr. Samuel Spear Jr. (Subarea 6)
- Vice-Chair Burns selected Ms. Angela Hill (Subarea 4)
- Chair Carney selected Ms. Robin Keller (Subarea 5)



RAC Applicants

Tom Beck – Sub Area 2 - IT Consulting

Harold Van Arnhem – Sub Area 2 – President /
Real Estate Development

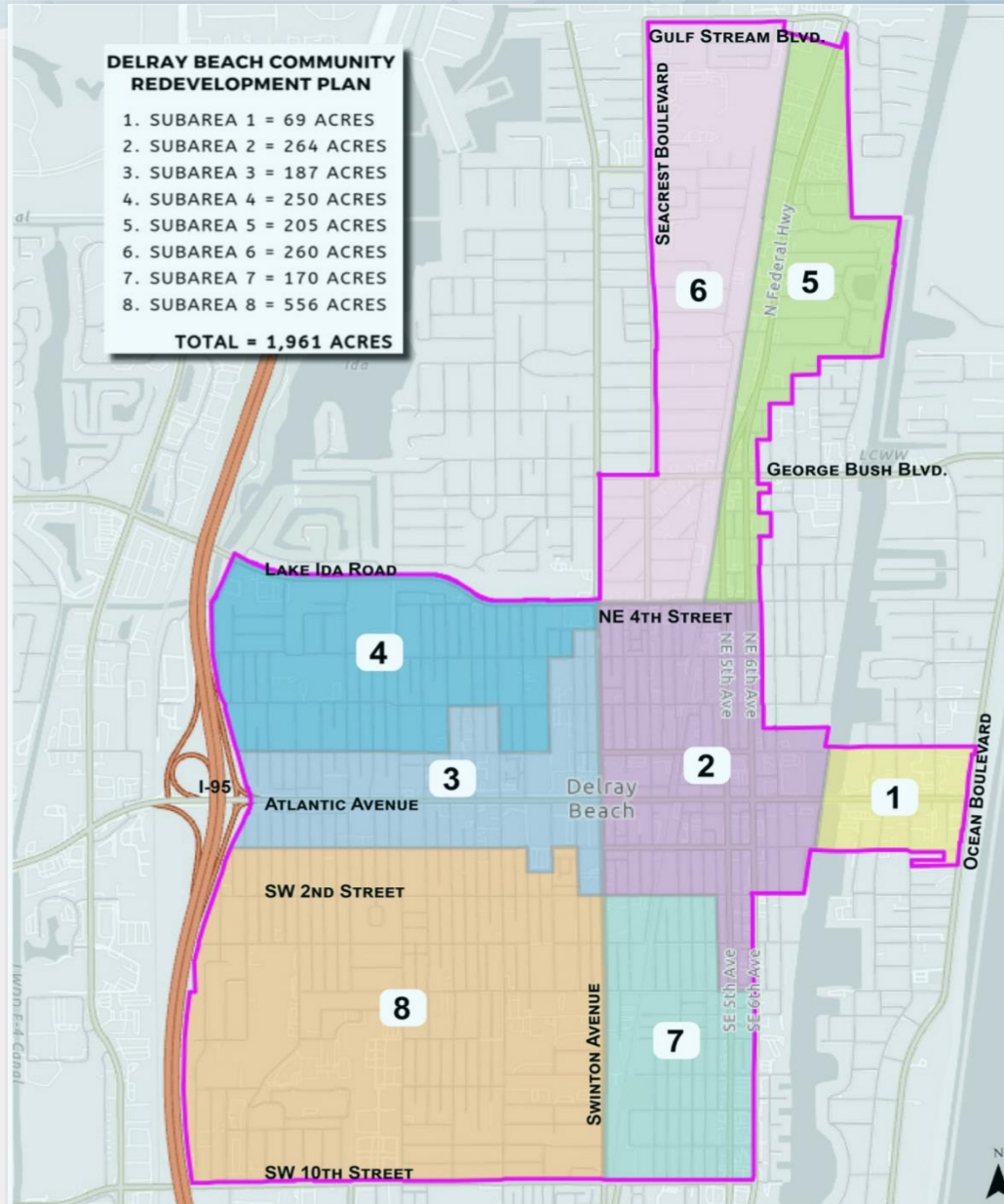
Kristina Lebrevelec – Sub Area 7 – Realty –
Director of Financial Products

Ahmad Elayyan – Sub Area 8 – Managing
Director / Acquisitions

Stephen DeMeo – Sub Area 8 – Commercial
Real Estate

Rosetha Newbold – Sub Area 8 – Assessment
Manager

Lucika Suarez – Sub Area 8 – Realtor with
Deco Realty



Appointments

3 Members

- Subarea 2
- Subarea 7
- Subarea 8

Board Input:

Leave applications
open for
Subareas 1 & 3?



RAC Resolution Amendment

- **ARTICLE VII CRA BYLAWS - Advisory Committee(s)**
- 7.1 Power to Create. The Board may, by resolution, create any committee(s) to act in an advisory capacity to the CRA as shall be deemed necessary to carry out the functions, purposes and objectives of the CRA. The resolution establishing such committee(s) shall set forth its specific duties, the number and qualification of its members, the method of appointment and term of its members, and the minimum rules regulations and reporting requirements upon which it shall operate. Unless otherwise delegated, by resolution, the Board shall appoint all members to committee(s) that it creates. **The Board may, by resolution, abolish any existing committee(s)**
- CRA Staff recommends adding the following provision to the RAC Resolution in order to provide a dissolution provision consistent with the CRA Bylaws
 - **3.3 RAC Term Review.** *Three (3) months before the expiration of the first RAC member's term, the CRA Executive Director shall place RAC on a Board meeting agenda for discussion by the CRA Board. The CRA Board may abolish RAC by resolution, as stated in the CRA Bylaws Section 7.1, at that time by a majority vote of the CRA Board.*

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	Tuesday, July 30, 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.

Draft Budget Presentation for
Fiscal Year 2024 - 2025

Overall needs within the Community Redevelopment Area:

- **Removal of Slum and Blight**
 - Land Use
 - Economic Development
 - Affordable Housing
 - Downtown Housing
 - Infrastructure
- **Recreation and Cultural Facilities**





CRA Sunset – 20 Years Remaining

Current Sunset Date per F.S. 163.3755 - September 30, 2044

Possible Extension to 2045

163.3755 Termination of community redevelopment agencies.–

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.



Fiscal Year 2023-2024 – CRA Priorities

- Complete CRA Redevelopment Plan (In progress – Draft document available soon)
- Construction and activation by the CRA at 95 SW 5th Avenue (Construction in progress)
- Activation and signage for 98 NW 5th Avenue (Activated & signage in progress)
- Bid for Commercial Property Management for CRA Properties (Complete)
- NW 600 Block (Potential Affordable Housing) – Potentially Design & Construction Documents (Design Documents in progress)
- NW 800 Block (Container Activation) – Construction Documents & Issue Bid for Construction (Issue RFQ's for Owners Rep. Bid & Design Build in coming months)
- West Atlantic Avenue – Development Strategy for CRA Properties (Complete)
- Demolition of 700 W. Atlantic Avenue (In progress)



Fiscal Year 2023-2024 – CRA Priorities

- Continue to work with City on the completion of:
 - Carver Square Park Playground Improvements (In progress)
 - Wayfinding Signage Project (In progress)
 - Currie Commons Restrooms (In progress)
- NW Complete Neighborhood Improvement - Design Documents (In progress)
 - Pompey Park Project – Phase I Construction (In progress)
 - 3 Alleys in the SW Neighborhood (In progress)
 - Artist Alley Drainage Improvements (In progress)

Ongoing Activities

- GreenMarket/SNAP
 - Arts Warehouse
- CRA Work Space – Co-working
- Funding Assistance Programs
 - Groundbreakings
 - Ribbon Cuttings
 - Demolitions
 - Acquisitions
- Maintenance and Repair

Items for Discussion:

- Future of A.-G.U.I.D.E.
- Other suggestions from the Board



Arts WAREHOUSE

FY 2024 - 2025

Arts Warehouse encourages community growth and empowerment through engagement with local artists, residents, and community members.

Looking towards FY 24-25, a top priority for Arts Warehouse is to continue to reach new audiences while also encouraging return visitors to the Arts Warehouse and surrounding area as a special destination.



Infrastructure in the NE 3rd Ave/Artist Alley area is still occurring with new projects in the works or completed. With the Arts Warehouse in this area of the district, it acts as a home base of CRA information, providing that vital connection between the CRA's mission and how it is active.

Through daily visitors and visitors during special events, staff is able to share CRA info to all. Admission will continue to be free.

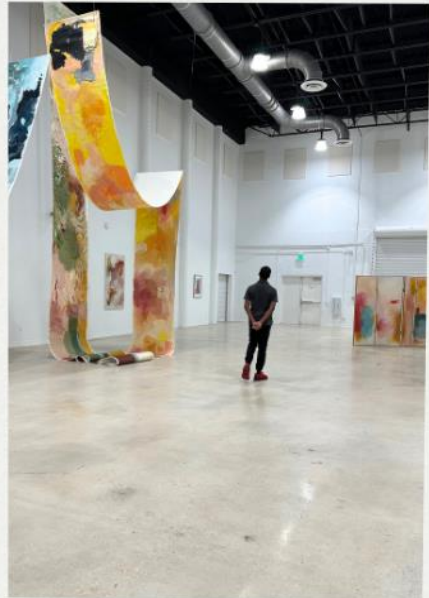


Education & Outreach

- 15 Workshops per month
- 1+ Group tours per month

Resident Artist Studio Program

- Supporting Artists as small businesses
- Annual application Period Fall 2024, with new Residents starting Fall 2024/Early 2025
- 15 Rented Resident Artist Studios, predicted to be at capacity



Special Events

- Warehouse Market
- Climate & Art Weekend
- Open Studio Night
- First Friday Art Walk

Facility Rentals

Arts Warehouse is available for rentals throughout the year. Projecting 1+ rentals per month.

- Private Rentals
- Corporate & Non-Profit Rentals



Arts
WAREHOUSE

Gallery Programming

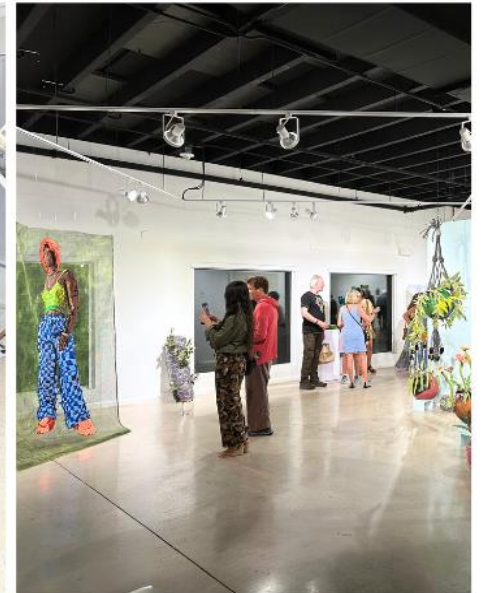
The galleries will continue to showcase contemporary art exhibitions, and act as a hub for artists and art enthusiasts alike while educating on social themes, celebrating different cultures and backgrounds, all through visual art! Art is available for purchase with a 70/30% commission split with the artist and Arts Warehouse.

Art Exhibitions

- 3 Gallery spaces: Front Gallery, East Gallery, Back Room Gallery
- Projected for FY 24 - 25: 4 Exhibitions at 3 months, 6 exhibitions at 2 months
- Collaborations with guest curators, local organizations, local schools, and special events like the CODB Climate & Art Weekend
- Gallery Art Sales

Artist & Curator Talks

- 1+ per Exhibition
- Offered in person, or shared virtually through social media and the Arts Warehouse website - opportunity for exhibiting artists and curators to share about their work.
- Annual Open Studio Night highlighting current Resident Artists



NEW

CRA



Work Space

A CO-WORKING OFFICE

The CRA Work Space Co-Working Office is ideal for remote workers, entrepreneurs, and those needing a break from their home office.



98 NW 5th Avenue
Second Floor/Suite 201
Delray Beach, FL 33444

**SPECIAL
PRICING FOR
DELRAY BEACH
RESIDENTS!**

Mini Launch Opening

Tuesdays

Mon - Fri Launching in Fall 2024

2 Session Options

9am - 1pm

1pm - 5pm

Book both for a full day!

WHAT'S INCLUDED

- 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

DELRAY BEACH RESIDENT \$12/SESSION

NON-RESIDENT \$22/SESSION

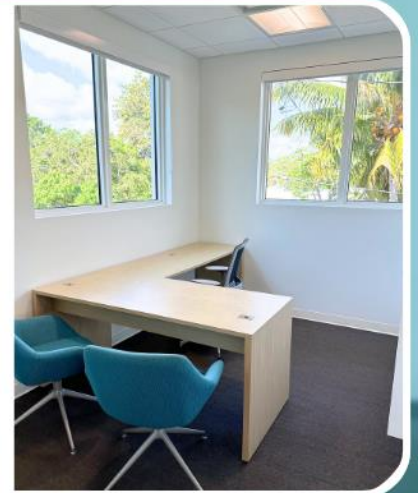


PRIVATE OFFICE: DESK

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

DELRAY BEACH RESIDENT \$20/SESSION

NON-RESIDENT \$30/SESSION

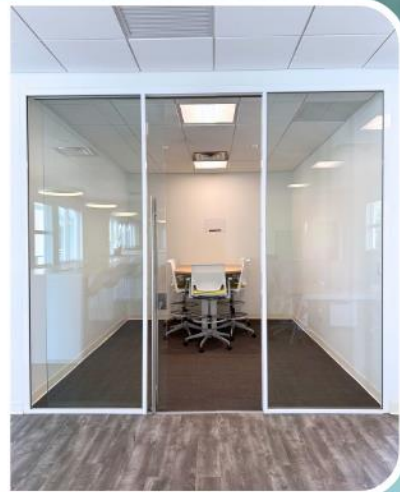


PRIVATE MEETING SPACE: TABLE

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

DELRAY BEACH RESIDENT \$20/SESSION

NON-RESIDENT \$30/SESSION

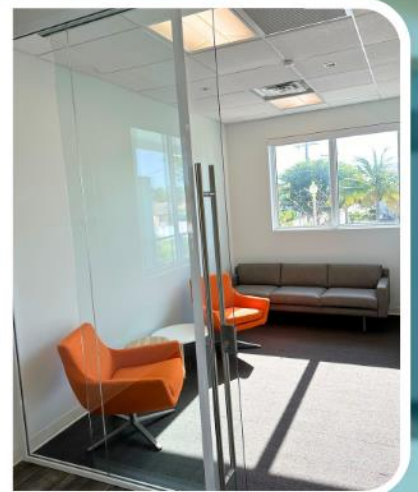


PRIVATE MEETING SPACE: COUCH

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

DELRAY BEACH RESIDENT \$20/SESSION

NON-RESIDENT \$30/SESSION



CONFERENCE ROOM

HOURLY RESERVATION

DELRAY BEACH RESIDENT \$15/HOUR

NON-RESIDENT \$25/HOUR



GreenMarket

Summer 2024 GreenMarket Dates:
June 1, 2024 – July 27, 2024



Winter 2024-2025 GreenMarket Dates:
October 26, 2024 – May 17, 2025



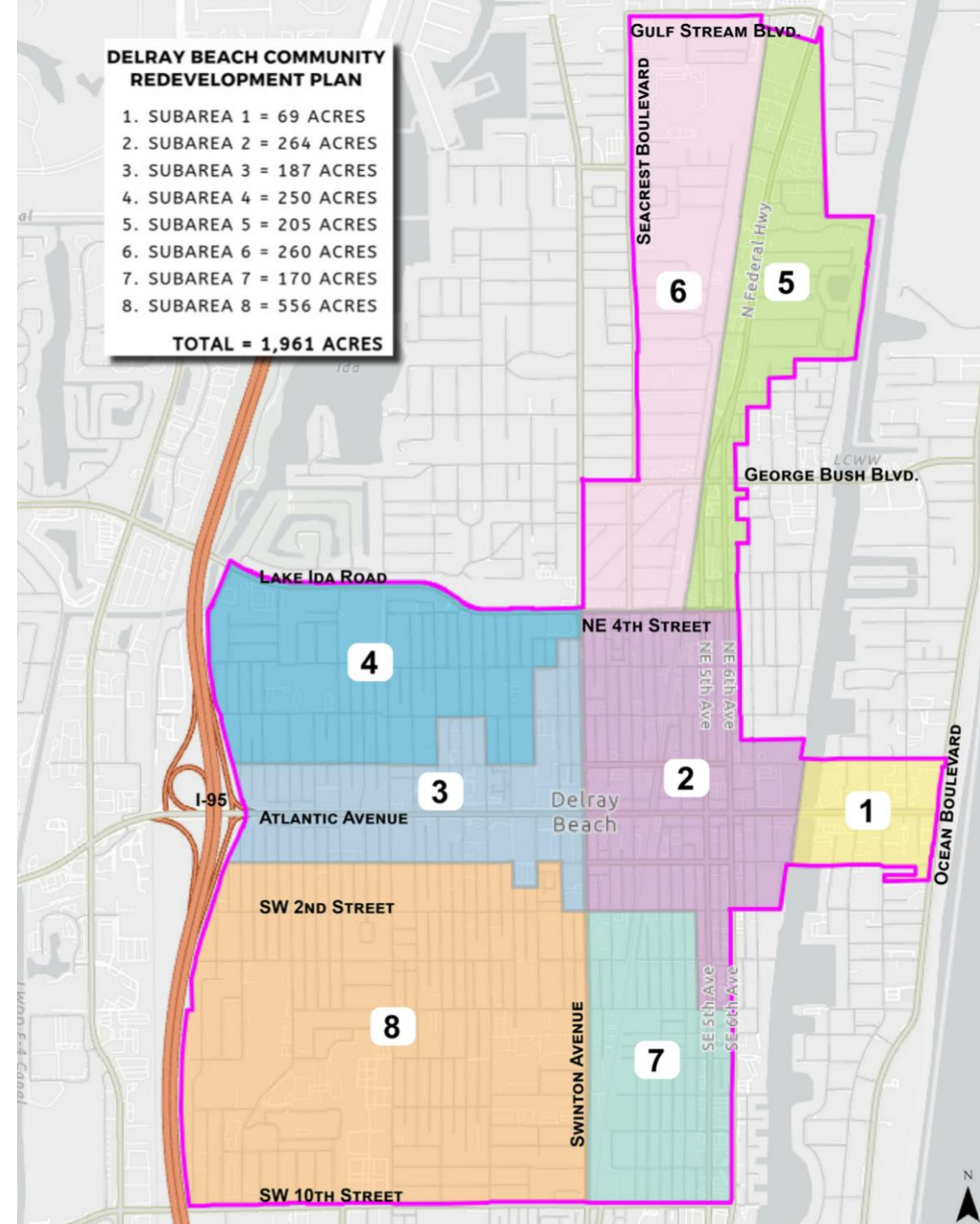
Summer 2025 GreenMarket Dates:
May 31, 2025 – July 26, 2025





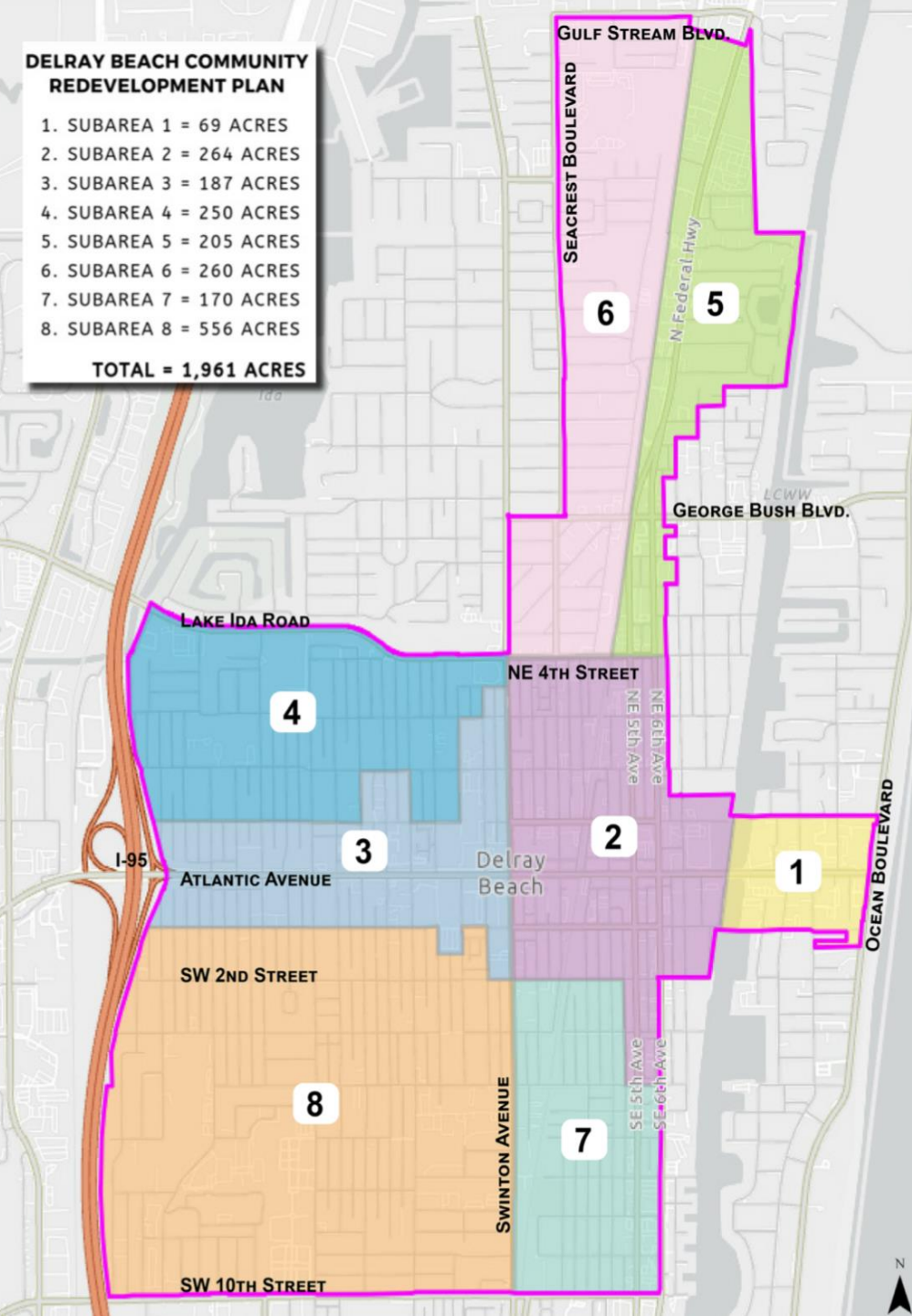
Projects by Subarea

<u>Subarea</u>	<u>Budgeted 2024</u>	<u>Proposed 2025</u>
1 - Beach District	75,000	68,750
2 - Central Core	2,840,529	3,417,149
3 - W. Atlantic Avenue	15,965,716	14,786,552
4 - NW Neighborhood	47,952,128	52,415,964
5 - N. Federal Highway	463,764	295,750
6 - Seacrest/Del Ida	463,764	295,750
7 - Osceola Park	928,714	900,750
8 - SW Neighborhood	6,169,716	6,411,551
Total CRA Area	74,859,330	78,592,216

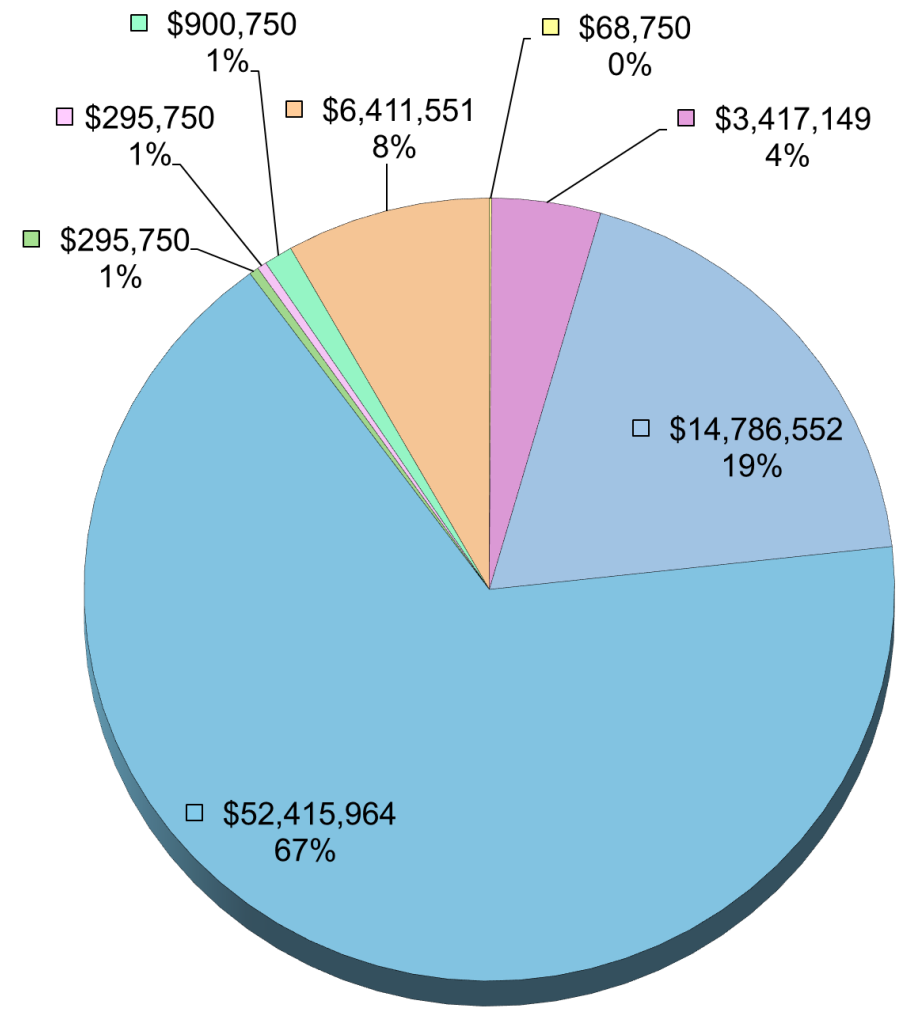


DELRAY BEACH COMMUNITY REDEVELOPMENT PLAN

- 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**



CRA FY 2024-2045 Budgeted Projects by Subarea



- Subarea 1
- Subarea 2
- Subarea 3
- Subarea 4
- Subarea 5
- Subarea 6
- Subarea 7
- Subarea 8



Clean & Safe Program:

\$5,015,595
increase of
23.32%

	FY 2025	FY 2024	(\$)	(%)
Item Description	Request	Request	Variance	Variance
(10) Police Officers - City pays vehicle expense	1,572,270	1,524,251	48,019	3.15%
(2) Sergeants - City pays vehicle expense	469,057	441,791	27,266	6.17%
(1) Community Service Officer - City pays vehicle expense	72,896	72,941	(45)	-.06%
Police Health Trust, WC, and General Liability	155,477	100,223	55,254	55.13%
T3 Patroller, Police Technology, WRAP restraints	450,000	363,980	86,020	23.63%
(4) Additional Officers	641,576	-	641,576	N/A
Streetscape Supervisors (2)	167,165	159,360	7,805	4.90%
(2) Code Enforcement Officers	237,685	225,218	12,467	5.54%
(10) General Maintenance Workers	611,973	539,598	72,375	13.41%
Electricians: (1) Full-time @ 100% and (1) Full-time @ 50%	221,807	204,909	16,898	8.25%
Downtown Manager (Administrator)	128,429	118,933	9,496	7.98%
SUB TOTAL	\$4,728,335	\$3,751,204	\$977,131	26.05%

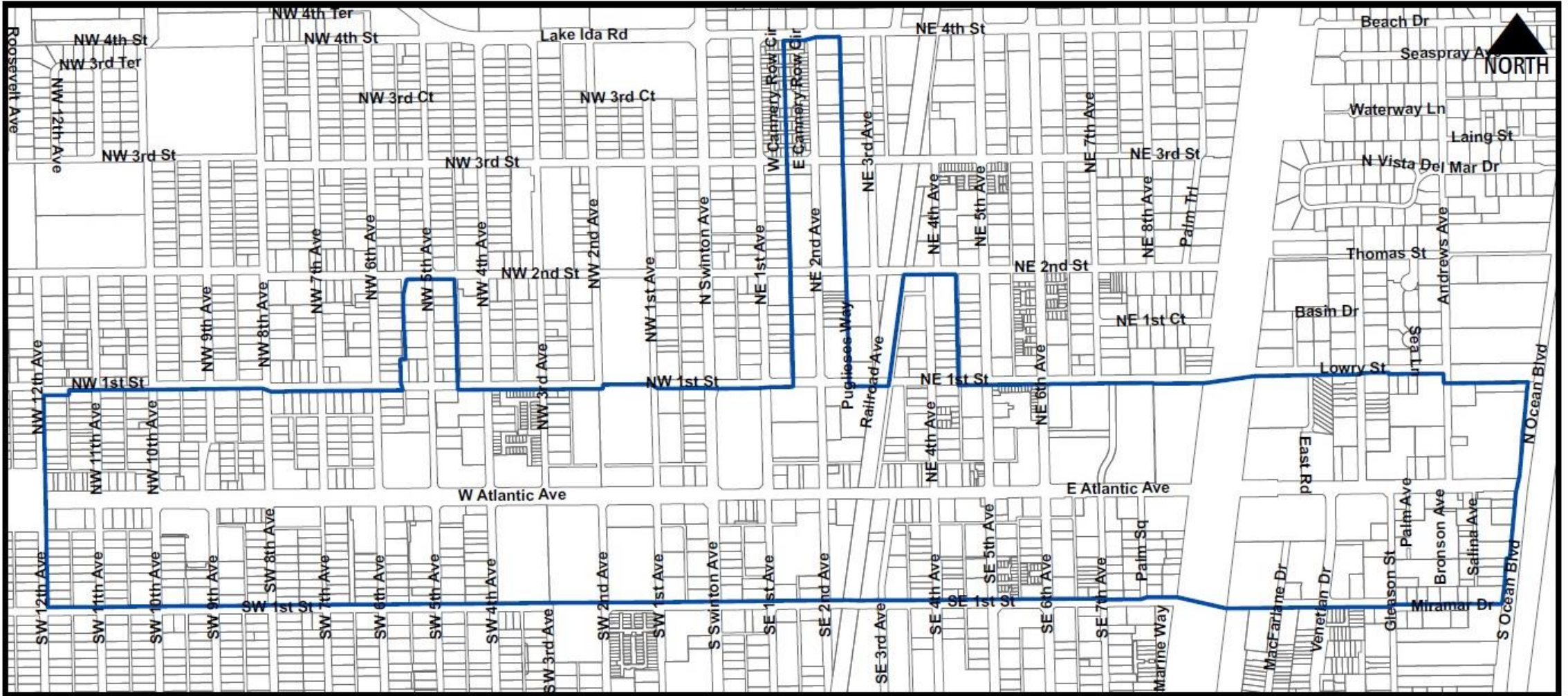


Clean & Safe Program (Continued)



Item Description	FY 2025 Request	FY 2024 Request	(\$) Variance	(%) Variance
<u>Clean & Safe Program Reimbursable</u>				
Pressure Cleaning of Downtown Sidewalks/miscellaneous expenses	110,400	110,400	-	0%
General Maintenance Expenses	50,000	50,000	-	0%
Lighting Maintenance, globes,GFI, bulbs, switches, ballasts	80,500	80,800	(300)	-.37%
Trash can liners	20,360	48,656	(28,296)	- 58.2%
Gardening/landscape	26,000	26,000	-	0%
SUB TOTAL	\$287,260	\$315,856	(\$28,596)	-9.05%
TOTAL CLEAN & SAFE	\$5,015,595	\$4,067,060	\$948,535	23.32%

Clean & Safe Program Map



Community Redevelopment Agency Clean & Safe Boundary

City Contractual Services Summary

<u>Total Increase of Request: \$83,743 up 9.76%</u>	<u>2024</u>	<u>2025</u>
Housing Rehab Inspector	\$ 56,611	\$ 58,881
2 NW/SW Neighborhood Code Enforcement Officers	\$144,352	\$153,154
2 NW/SW Neighborhood Litter Prevention Officers	\$136,338	\$ 141,972
Engineer Inspector	\$ 73,078	\$ 87,985
Project Manager	\$131,062	\$139,487
Fire Prevention & Life Captain Position	\$206,869	\$250,574
IT Services	\$110,000	\$110,000
<hr/>	<hr/>	<hr/>
TOTAL CITY CONTRACTUAL SERVICES	\$858,310	\$942,053

City Request For Maintenance/Beautification Funding



Curb Appeal	\$600,000
Streetscape Maintenance (Ongoing Landscaping & Irrigations expiration date September 30, 2025)	\$100,000
<hr/>	
TOTAL	\$700,000



CRA Funding of City Tennis Tournament

<u>Fiscal Year</u>	<u>Funding Amount</u>
2011-12	\$535,000
2012-13	\$535,000
2013-14	\$535,000
2014-15	\$550,000
2015-16	\$550,000
2016-17	\$993,780
2017-18	\$1,000,000
2018-19	\$905,000
2019-20	\$950,000
2020-21	\$905,000
2021-22	\$905,000
2022-23	\$905,000
2023-24	\$905,000
2024-25 Request	\$905,000



City CIP Projects 2024-2025



Funded by the CRA

	City Request	Proposed CRA Budget Amount
Artist Alley Drainage Improvements	\$324,000	\$324,000
OSS Master Plan Implementation	\$500,000	\$500,000
NW Neighborhood Infrastructure Improvement Project	\$28,000,000	\$1,595,412
Merritt Park Shade Structure	\$150,000	\$150,000
Carver Square Park	\$360,000	\$360,000
Pompey Park Renovation Project*	\$27,700,000	\$45,000,000
TOTAL	\$57,034,000	\$47,794,412

*The cost estimate for this project is \$45,000,000. In FY 2023-2024, the CRA budgeted \$40,000,000 for this project to ensure funding availability for the project.



Pompey Park Community Center & Campus Improvements

www.pompeyparkproject.com

Proposed Budget Amount: **\$45,000,000**



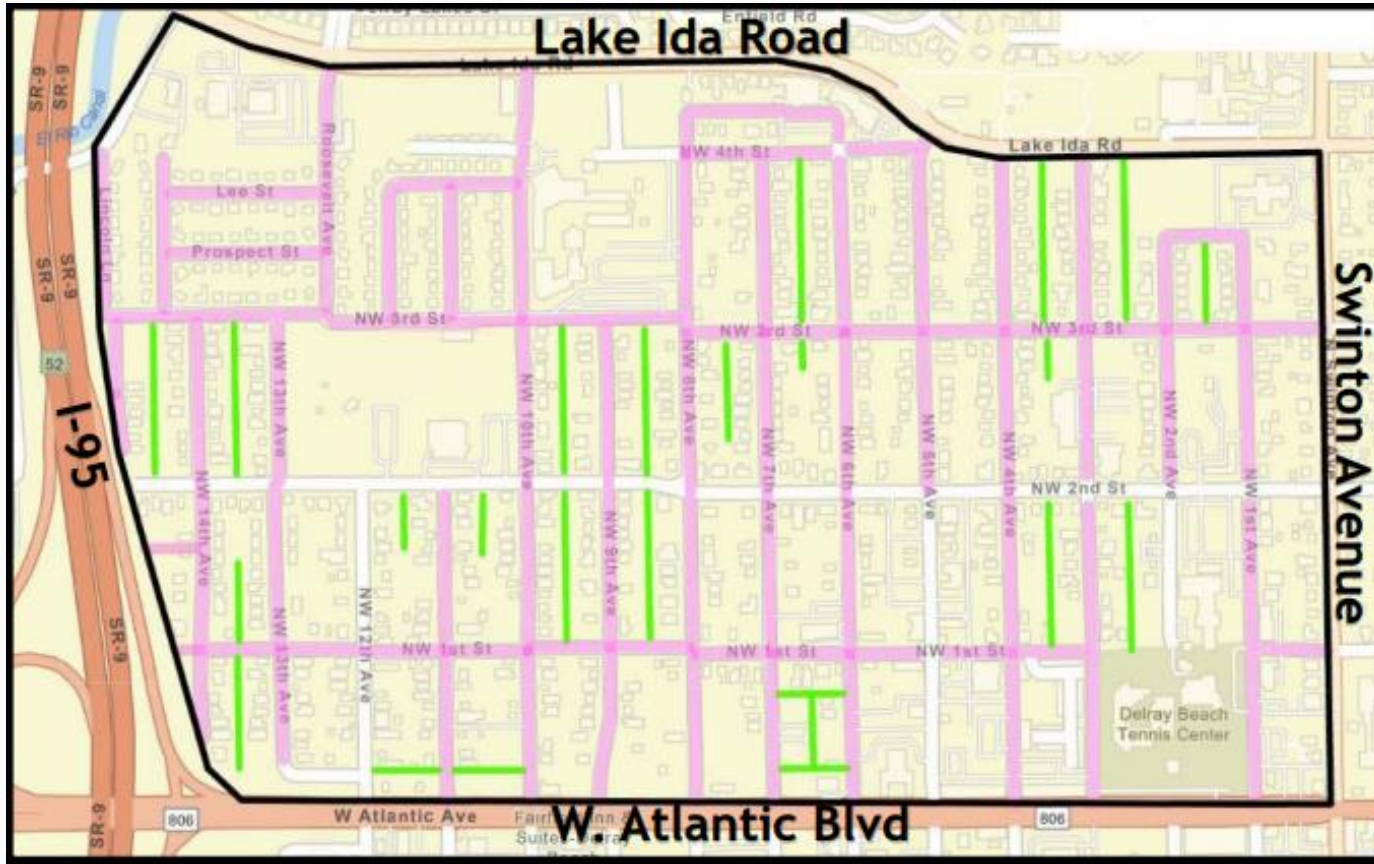
POMPEY PARK REC CENTER
1101 NW 2ND STREET, DELRAY BEACH
FLORIDA 33444



Northwest Neighborhood Improvements

www.nwneighborhoodproject.com

Proposed Budget Amount: **\$1,583,872**



SUMMARY OF CRA MANAGED PROJECTS

Project	FY 23-24 Funding	FY 24-25 Draft	Variation
NW 600 Block Redevelopment	\$1,900,000	\$1,900,000	-
NW 800 Block Redevelopment	\$7,000,000	\$7,000,000	-
Land Acquisition – Other	\$7,000,000	\$6,178,000	(\$822,000)
98 NW 5 th Ave. Signage & Capital Assets	\$575,000	\$575,000	-
95 SW 5 th Ave. Construction	\$4,329,905	\$1,345,000	(\$1,184,905)
Demolitions (700 W. Atlantic Avenue & NW 7 th Avenue)	-	Will be added	TBD
Arts Warehouse Maint. & Major Repair	\$800,000	\$800,000	-
TOTAL	\$21,604,905	\$17,798,000	



CRA Funding Assistance Programs

*Not including A-GUIDE

FY 24-25
\$1,000,000
budgeted

Available Programs

- Paint-Up & Signage
- Project Consultancy + Design Services (*Available for tenants of CRA Owned Properties)
- Site Development Assistance (*Available for tenants of CRA Owned Properties)

Programs Paused in 2023

- Historic Façade Improvements Grant
- Development Infrastructure Assistance Program
- Land Value Investment Program
- Job Creation Bonus

Additional Details

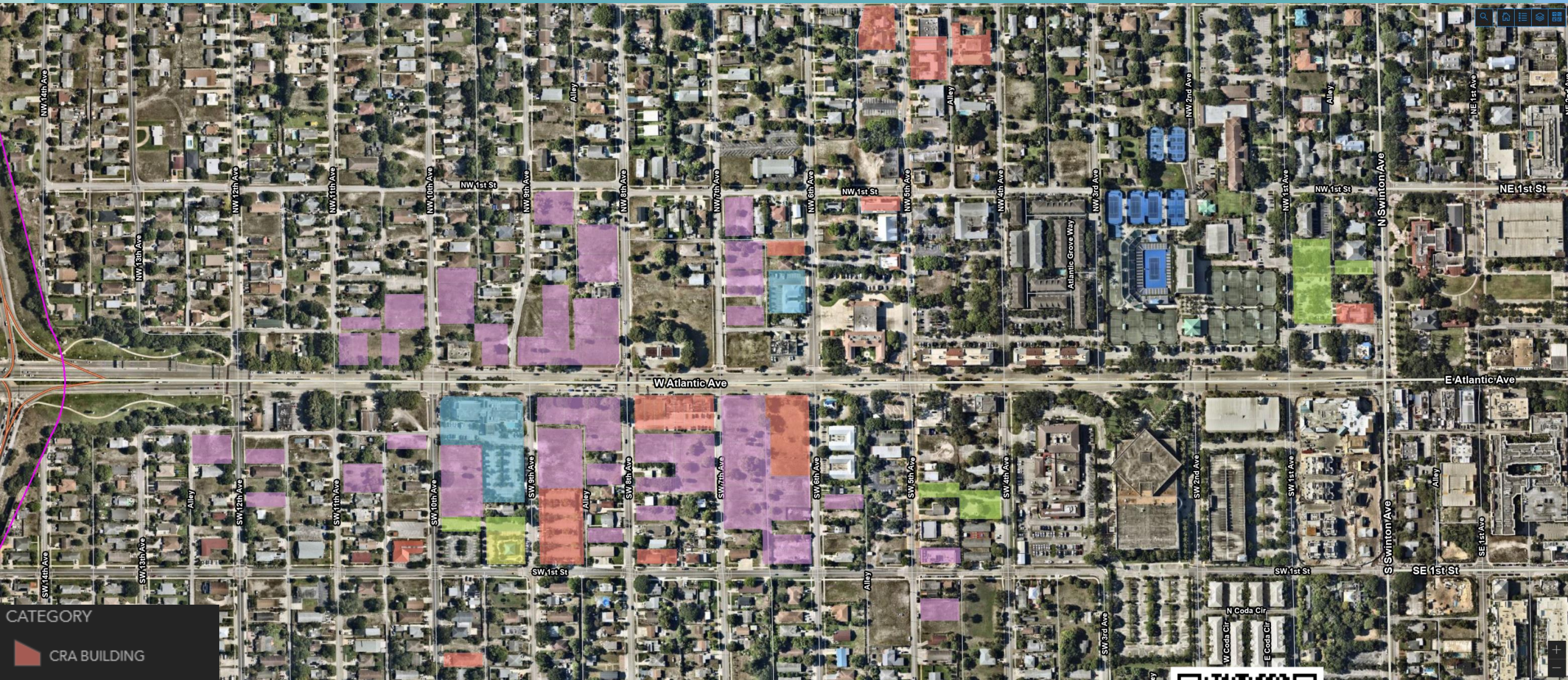
- ADU/Duplex LDR Amendments with City
- Disparity Study with City
- CRA Office Maintenance – Painting, HVAC Maintenance & Relocate Duct Work from Crawl Space, Balcony Repair & Siding Repair
- 102 NW 5th Avenue & Lots - Maintenance & Repair
- Security Cameras at CRA Properties to Tie in with Delray Beach PD
- Arts Warehouse Maintenance – Replace Air Conditioning Units, Repair Floors, Repair Roof
- Improve Landscaping at CRA Parking Lot at SW 5th Avenue
- Carver Square: Fire Hydrant & Mailbox Relocation





Long Term Major Capital Improvement Projects Funded by the CRA/Managed by City Public Works

- Pompey Park Renovation Project
- NW Neighborhood Infrastructure Improvements
- SW Neighborhood Infrastructure Improvements (Future Project)



CATEGORY

-  CRA BUILDING
-  GROUND LEASE
-  PARK
-  PUBLIC PARKING LOT
-  VACANT LAND



CRA GIS Map
or scan QR Code





Suggested Focus Areas for FY 2024 - 2025

- Completing Existing Projects & Continuing Existing Programs
- Land acquisition for Affordable & Workforce Housing
 - Infrastructure
- Assess Development Opportunities for W. Atlantic Avenue



House Bill 7013

- On April 26th, HB 7013 was passed, HB 7013 revises Fla. Stat. § 189.062 in the following ways
 - Outlines new procedures for classifying a special district as “inactive.”
 - Requires all special districts, including CRAs to “establish goals and objectives” for each program and activity undertaken by the district by October 1, 2024.
 - Requires all special districts to create performance measures and standards to determine if its goals and objectives are being achieved by October 1, 2024.
 - Requires special districts to publish an annual report, by December 1 each year, describing the goals and objectives achieved, as well as the performance measures and standards used by the special district to make this determination. Special districts must also list any goals or objectives that were not achieved.
- The DBCRA already has goals and objectives for our programs and activities in our Redevelopment Plan and we publish an annual report pursuant to the requirements of Fla. Stat. § 163.371 so these amendments will not largely impact the DBCRA.



Questions and Discussion

Next Steps for Fiscal Year 2024-2025 Budget Preparation

- Revise Draft Budget
 - Revise Fiscal Year 2024-2025 Work Plan
- Review Budget at August CRA Board Meeting





CRA Director Updates





Habitat for Humanity Ribbon Cutting



COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA

Double home
dedication ceremony
for the Baker and
Wilfork families!

Wednesday, June 26,
2024





700 West Atlantic Tenants

Blanc Fresh Cut Barber Shop – 10 years as a CRA tenant (January 1, 2014)

Blanc Fresh Cut Barber Shop has been in the 700 West Atlantic Building for 34 years!

Hatcher Construction & Development – 7 years as a CRA tenant (June 22, 2017)

The EJS Project – 6 years as a CRA tenant (November 9, 2017)

Klein's Multi Services– 10 years as a CRA tenant (January 1, 2014)





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





Join us for our Quarterly
Delray Beach Town Hall
Meetings in 2024.

5 PM, July 25th
Fieldhouse at Old School Square
51 N Swinton Ave.

2024's Theme

L.E.A.D. Delray Beach

LEARN, ENGAGE, AND DISCOVER WITH CITY LEADERS

City - City Manager Moore discusses the process for creating and approving the proposed 2024/25 City Budget.

CRA – learn the basics of how CRAs function and find out information about our proposed budget for fiscal year 2024-2025.



Live streamed at: www.delraybeachfl.gov/watch

For more information about upcoming town hall meetings visit:
www.delraybeachfl.gov/townhall

JOIN US

**City of Delray Beach's
L.E.A.D. Townhall X
CRA Social**

Thursday, July 25, 2024,
at 5:00 PM

Fieldhouse at Old
School, 51 N. Swinton
Avenue, Delray Beach,
FL 33444



The logo is circular and divided into four quadrants. The top-left quadrant is light green and contains a white stylized building. The top-right quadrant is light red and contains a white stylized house with a triangular roof. The bottom half of the logo is light blue and contains a white stylized sun with rays. The entire logo is enclosed in a white circle with a green border.

Thank you!

delraycra.org/