



Cover Memorandum/Staff Report

File #: 26-0064 CRA

Agenda Date: 4/28/2026

Item #: 7E.

TO: CRA Board of Commissioners
FROM: Mackenzie Weber, Redevelopment Coordinator
THROUGH: Renée A. Jadusingh, Executive Director
DATE: April 28, 2026

APPROVAL OF A PAINT-UP & SIGNAGE FUNDING ASSISTANCE AGREEMENT - THE WEST SETTLERS CONDOMINIUM ASSOCIATION, INC. - 135 NW 5TH AVENUE, IN AN AMOUNT NOT TO EXCEED \$2,785

Recommended Action:

Approve a Paint-Up & Signage Funding Assistance Agreement between the Delray Beach Community Redevelopment Agency and The West Settlers Condominium Association, Inc., for the exterior painting improvements at 135 NW 5th Avenue, for an amount not to exceed \$2,785, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form that is acceptable to the CRA Legal Counsel.

Background:

The Paint-Up & Signage Funding Assistance Program (Program) was originally established by the Delray Beach Community Redevelopment Agency (CRA) in 2007 to encourage existing building owners or tenants to improve the exterior of their buildings through a new coat of paint and was later expanded to include exterior signage. The Program helps to enhance the aesthetics of neighborhoods in the CRA District by facilitating minor cosmetic improvements such as exterior painting and signage projects, with a maximum possible grant award of 50% of eligible exterior painting and/or signage improvement costs, up to \$5000.

In 2004, the CRA purchased the mixed-use building located at 135 NW 5th Avenue (Property), within CRA Sub -Area #3 and within the City of Delray Beach's Historic West Settlers District. The Property contains four (4) residential units and two (2) commercial units. The residential units were renovated and sold to moderate income households and are now all privately and separately owned. The two (2) commercial units remain owned by the CRA and are both currently leased to privately owned and operated businesses. The Property is managed and maintained by The West Settlers Condominium Association, Inc., which is governed by a Board of Directors.

The West Settlers Condominium Association, Inc. (Applicant), was established on April 14, 2009, and is governed by a four (4) member Board of Directors which is comprised of the unit owners; the CRA has two (2) members on the Board. The Applicant is responsible for the management and maintenance of the Property. On April 8, 2026, the Applicant submitted an application for the CRA's Paint-Up & Signage Funding Assistance Program to assist with the cost for painting the exterior of the entire building. The application was submitted without a permit; CRA Staff confirmed with City Staff that a permit is not needed for the work as the Property would be re-painted to match the existing exterior colors.

The Applicant is requesting funding assistance to assist with exterior painting improvements. The Applicant provided two (2) estimates for the proposed exterior painting improvements: \$10,485.00 and \$14,800.00. Based on the Program, the Applicant would be eligible for \$5,000 in funding assistance, which represents the maximum amount eligible under the Program which allows funding assistance in an amount equal to 50% of the lowest quote, up to \$5000. However, the Applicant currently has \$7,700, in its budget reserves allocated for exterior painting. As such, the Applicant is only requesting \$2,785, in Funding Assistance.

A Paint-Up & Signage Funding Assistance award to The West Settlers Condominium Association, Inc., would help further the CRA mission by assisting with the cost of exterior improvements, thereby improving blighted conditions in Sub-Area #3 of the CRA District.

CRA Staff is requesting the CRA Board approve the Paint-Up & Signage Funding Assistance Agreement between the Delray Beach Community Redevelopment Agency and The West Settlers Condominium Association, Inc., in an amount not to exceed \$2,785, and authorize the CRA Board Chair to execute any and all related documents for said purpose in a form acceptable to the CRA Legal Counsel.

Attachment(s): Exhibit A - Location Map & Photos; Exhibit B - Existing Exterior Conditions; Exhibit C - Funding Assistance Detail Sheet; Exhibit D - Paint-Up & Signage Funding Program Guidelines; Exhibit E - Paint-Up and Signage Application; Exhibit F - Paint-Up & Signage Funding Assistance Agreement

CRA Attorney Review:

The CRA Legal Counsel has drafted and reviewed the Paint-Up & Signage Funding Assistance Agreement for legal sufficiency and form and determined it to be acceptable.

Funding Source/Financial Impact:

Funding has been allocated from CRA Grant Program GL# 7313.

Overall need within the Community Redevelopment Area from Delray Beach

CRA Redevelopment Plan:

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities