



Non-Profit Funding & Leasing

City Commission Workshop Meeting

March 9, 2026

Achievement Center

-Funding From the City

2 Separate Funding Agreements:

- 1) Funding: \$81,000 a year
Term: 5 years (thru 9/30/26)
Purpose: to fund out of school programs throughout the year.

- 2) Funding: \$62,000 a year
Term: 5 years (thru 9/30/26)
Purpose: to fund out-of-school programs at Pine Grove and Village Academy.

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$143,000

- Notes:
- 1) This organization does not lease or operate on City Property
 - 2) Funding for Pine Grove and Village Academy relates to an agreement with the School Board of PB County
 - 3) The organization also received a one-time grant from the Law Enforcement Trust Fund in the amount of \$1,500 last year.

Arts Garage
(Creative City
Collaborative
of Delray
Beach, Inc.)

- Lease with the City

Former A-Guide Funding:

Funding: \$275,000 (only for 2025-26)

For: To provide equitable access to music and theater performances as well as art exhibitions for Delray Beach residents and the regional community.

Lease with City for 10,289 s.f. of Space at OSS Garage

Term: 10 years + 2-10 year extensions (11/16/2051)

Rent: \$1 a year

Maintenance: \$19,570 last year

Fair Market Rent Estimate: \$428,862

Estimate of Lease/Revocable License Value: \$448,432

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$493,381

Boys and Girls Club

- Funding from City

- Lease with the City

City Funding:

Funding: \$25,000 a year

Term: 5 years (ending 9/30/2026)

For: To provide program services

Lease with City for land (estimated 8,500 s.f.) at Catherine Strong Park

Term: 75 years (5/12/2078)

Rent: \$1 a year

Maintenance: \$19,570

Fair Market Rent Estimate: \$428,862

Estimate of Lease/Revocable License Value: \$448,432

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$473,431

Delray Beach Historical Society

- Funding from City

- Lease with the City

City Funding:

Funding: \$200,000 a year

Term: 5 years (Expires 9/30/2026)

For: \$50,000 for an archivist

\$50,000 to provide programming

\$100,000 additional in former A-Guide
funding added for FY 25-26

Delray Beach
Historical
Society
(Continued)

Lease with City for Cason Cottage, Bungalow, and Hunt House (approx. 4,586 s.f.)

Term: 10 years + 2-10 year extensions (9/30/2038)

Rent: \$1 a year

Maintenance: \$10,905

Fair Market Rent Estimate: \$29,610

Estimate of Lease/Revocable License Value: \$40,515

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$240,514

CIP Projects proposed for this site:

\$211,000 for parking area, stormwater and electrical improvements

Delray Beach Public Library

(Continued)

- Funding from City

- Lease with the City

City Funding :

Funding: \$2,229,141 a year (This includes \$443,000 of former A-Guide funding)

Term: Annually appropriated

City Lease (47,662 s.f. building)

Term: 99 years from date of building Certificate of Occupancy (1/6/2105)

Rent: \$1 a year

Maintenance: \$214,267

Parking Cost (to County): Approx. \$44,487 (varies annually)

Fair Market Rent Estimate: \$1,000,902

Estimate of Lease Annual Value: \$1,215,169

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$3,444,309

Friends of Sandoway House Nature Center

- Funding from City

- Lease with the City

City Funding:

Funding: \$31,200 a year

Term: 5 years (expires 9/30/26)

For: To manage and operate Sandoway Discovery Center and its exhibits and provide guided tours and educational programming year-round

Sub-lease for land and building owned by PB County

Term: 35 years (8/9/2055)

Rent: \$1 a year

Maintenance: \$11,218

Fair Market Rent Estimate: \$75,201

Estimate of Lease/Revocable License Value: \$86,419

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$117,618

Spady Cultural Heritage Museum

Funding from City

- Lease with the City

City Funding:

Funding: \$159,000 a year (Including \$109,000 of former A-Guide funding)

Term: 5 years (expires 9/30/2026)

Lease for 2 Bldgs (totalling 2,296 s.f.)

Term: 30 years (5/31/2031)

Rent: \$1 a year

Maintenance: \$48,883

Fair Market Rent Estimate: \$56,615

Estimate of Lease/Revocable License Value: \$105,498

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$261,497

Visitor
Information
Center –
Downtown
Development
Authority
(DDA)

- Revocable License with the City

Revocable License Agreement with the DDA for the Visitor Information Center (719 s.f.)

Term: 10 years + 2-10 year extensions (9/30/2038)

Rent: \$1 a year

Maintenance: \$6,335

Fair Market Rent Estimate: \$25,095

Estimate of Lease/Revocable License Value: \$31,430

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$31,429

Mae Volen Senior Center

- Revocable License with the City

Revocable License Agreement with Mae Volen Center (4,641 s.f.)

Term: 3 years + 2-1 year extensions (9/30/2028)

Rent: \$1 a year

Maintenance: \$11,578

Fair Market Rent Estimate: \$97,461

Estimate of Lease/Revocable License Value: \$109,039

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$109,038

- Lease with the City

**Lease Agreement for Scout Hut with Pioneer Boys Club, Inc.
(approx. 2 acres of land)**

Term: 10 years + 2-5 year renewals (5/7/2044)

Rent: \$1 a year

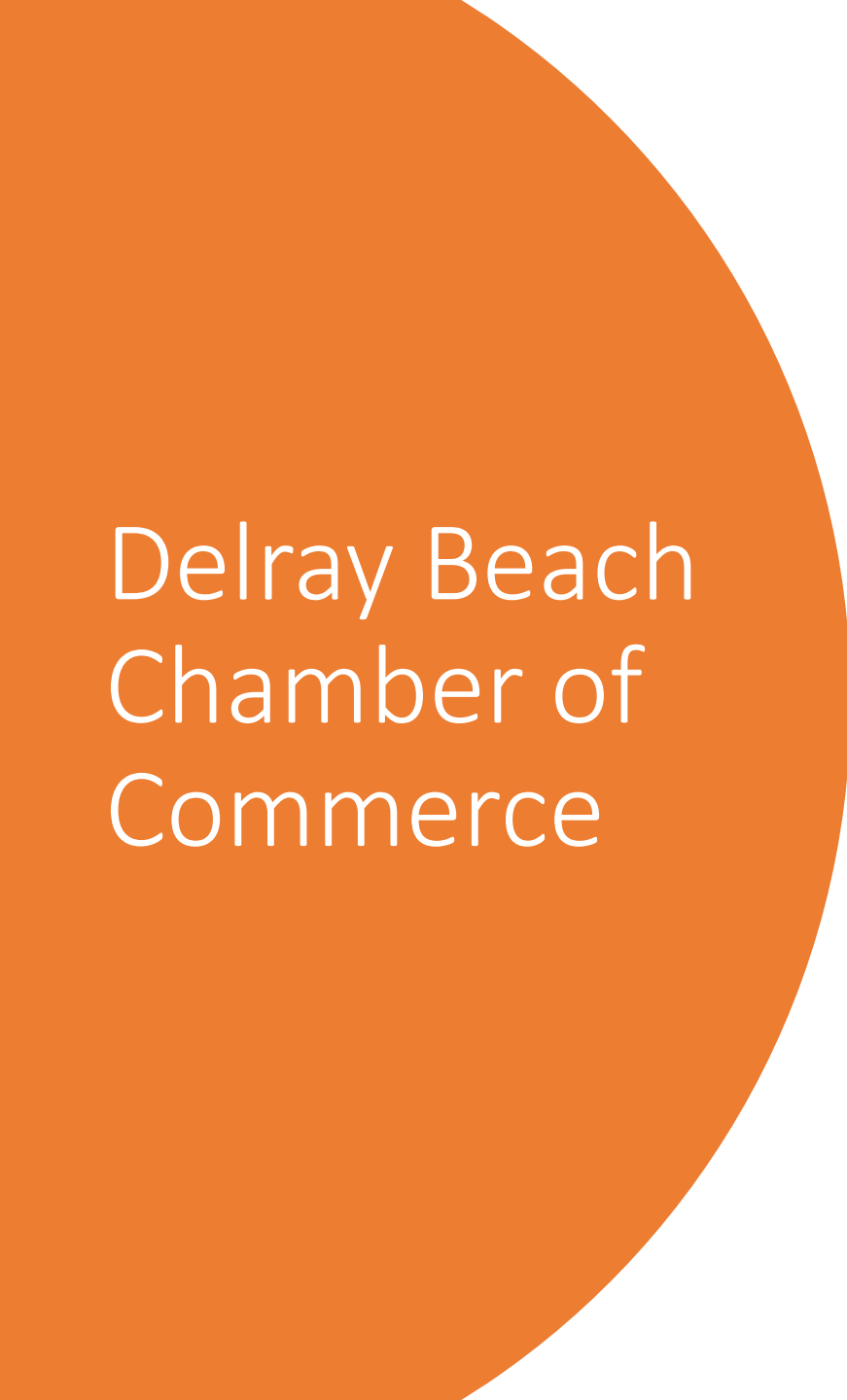
Maintenance: \$13,907

Fair Market Rent Estimate: \$63,000

Estimate of Lease/Revocable License Value: \$76,907

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$76,906

Pioneer Boys
Club (Scout
Hut @
Macheck Boy
Scout Park)



Delray Beach Chamber of Commerce

- Lease with the City

Lease with City for 6,129 s.f. of Space at OSS Garage

Term: Approx. 48 years (1/9/2061)

Rent: \$1 a year

Maintenance: \$1,249

Fair Market Rent Estimate: \$128,709

Estimate of Lease/Revocable License Value: \$129,958

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$129,958



Delray Beach Community Land Trust (CLT)

(141 12th Ave. -
Neighborhood Resource
Center)

- Revocable License with the City

Revocable License with City for 141 SW 12th Ave.

(Based on occupancy of 50% of the building)

Term: 2 years + 3-1 year extensions (1/2027)

Rent: \$1 a year

Maintenance: \$31,763 (City supplies \$30,000 in IT services)

Fair Market Rent Estimate: \$34,905

Estimate of Lease/Revocable License Value: \$66,668

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$66,667

Christians
Reaching Out
to Society
(CROS)
(141 12th Ave. -
Neighborhood Resource
Center)

- **Revocable License with the City**

Revocable License with City for 145 SW 12th Ave.

(Based on occupancy of 30% of building)

Term: 2 years + 3-1 year extensions (1/2027)

Rent: \$1 a year

Maintenance: \$1,058

Fair Market Rent Estimate: \$20,943

Estimate of Lease/Revocable License Value: \$22,001

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$22,000

Urban League of Palm Beach County

(141 12th Ave. -
Neighborhood Resource
Center)

- Funding from City (UDAG)

- Revocable License with the City

City Funding (UDAG):

Funding: \$10,675

Term: One year

For: to assist with the provision of a comprehensive housing counseling program for eligible residents in Delray Beach

Revocable License with City for 145 SW 12th Ave.

(Based on occupancy of 5% of building)

Term: 2 years + 3-1 year extensions (1/2027)

Rent: \$1 a year

Maintenance: \$176 a year

Fair Market Rent Estimate: \$3,491

Estimate of Lease/Revocable License Value: \$3,667

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$14,341

Legal Aid Society of Palm Beach County

(141 12th Ave. -
Neighborhood Resource
Center)

- Funding from City (CDBG)

- Revocable License with the City

City Funding (CDBG):

Funding: \$6,700

Term: One year

For: To assist with the provision of fair housing education and outreach events and housing enforcement, landlord tenant counseling and foreclosure representation for eligible residents

Revocable License with City for 145 SW 12th Ave.

(Based on occupancy of 5% of building)

Term: 2 years + 3-1 year extensions (1/2027)

Rent: \$1 a year

Maintenance: \$176 a year

Fair Market Rent Estimate: \$3,491

Estimate of Lease/Revocable License Value: \$3,667

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$10,366

- **Funding from City (UDAG)**

City Funding (UDAG):

Funding: \$60,000

Term: One year

For: providing year-round cultural arts and education-based out-of-school time programs to eligible children

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$60,000

Milagro
Foundation dba
Milagro Center



- **Funding from City (CDBG)**

City Funding (CDBG):

Funding: \$59,580

Term: One year

For: providing mentorship, gang prevention and healthy lifestyles program designed to foster leadership, academic success and civic-mindedness in youth ages 7-17.

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$59,580

Knight of
Pythagoras
Mentoring
Network



4KIDS of South Florida, Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$1,500

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$10,000



Community
Child Care
Center of
Delray Beach,
Inc.

- Funding from City (LETF)

City Funding (Law Enforcement Trust Fund):

Funding: \$1,500

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$1,500



CRC Recovery
Foundation,
Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$3,000

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$3,000





Crime Stoppers of Palm Beach County, Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$1,500

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$1,500





GDBC
Entrepreneurship
Institute

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$3,000

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$3,000





Knights of
Pythagoras
Mentoring
Network, Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$3,000

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$3,000





Omega Uplifts Foundation, Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$3,000

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$3,000





Rhonda's Promise, Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$1,500

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$1,500





Streetwaves Corporation

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$1,500

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$1,500





Sweet Dream Makers, Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$3,000

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$3,000



We Box for Life,
Inc.

- **Funding from City (LETF)**

City Funding (Law Enforcement Trust Fund):

Funding: \$1,500

Term: One year

TOTAL ESTIMATE OF ANNUAL SUPPORT: \$1,500





Other
Budgeted
Grants in Aids

City Funding For Sister Cities

Budgeted: \$1,000

Term: One year

For: Sister Cities programs



OPTIONS FOR THE FUTURE

- ▶ Three potential funding options will be presented for consideration.
- ▶ The City Commission is not obligated to undertake any of these three and may consider other options as it see appropriate.
- ▶ Important to note this would not apply to grants that are funding that “pass-thru” the City (i.e. CDBG, UDAG, other Federal and State funding).

OPTION 1 – FUNDING AGREEMENTS

Continue to fund the grants at the same amounts in the same manner moving forward.

- ▶ This is the most direct method of all the options
- ▶ Provides grantees some certainty of funding.
- ▶ Requires minimal time of both applicant and City staffing
- ▶ Able to include certain performance standards
- ▶ Requires annual reporting (both pre and post distribution of funds)
 - ▶ Diversity Plan, Annual Budget, previous year's IRS filing, Compilation Report/Audit, performance standards, etc.

OPTION 2 – COMPETITIVE GRANTS

The City can allocate an amount of funding and request proposals from non-profits for funding.

- ▶ Would utilize the basics of the City's existing grant policy
- ▶ The City can adjust annual priorities or needs that it wishes to address (i.e. out-of-school programs, arts programs, preference for non-profits on leased city property)
- ▶ Requires significant Non-profit staff time to prepare submittals
- ▶ Requires significant City-staff time to prepare RFP and review submittals
- ▶ Specific Performance Standards can be developed as part of the submittal
- ▶ Grant submittal and selection process would take a significant amount of time (NOFA creation, preparation time, review, selection, and award period).
- ▶ Can require appropriate reporting (both pre and post distribution of funds)
 - ▶ Submittal of previous audit, IRS Form 990, etc. with submittal
 - ▶ Receipts at end of year to prove appropriate use

OPTION 3 – A COMBINATION

The City can continue some level of funding for existing grantees and provide a fixed amount that could be open to the public.

- ▶ Competitive grants can utilize some form of the City's grant policy for awarding of funds.
- ▶ This does not require all existing grantees to continue to receive funding or continue to receive funding at the same levels.
- ▶ Could allow a process of declining awards to existing grantees to "ween" them off City funding.
- ▶ Can include any other positives shown in Options 1 and 2 (i.e. reporting, some certainty, allowance for new organizations to be funded)

THE END

**THAT CONCLUDES THE
PRESENTATION**

