



Delray Beach Community Redevelopment Agency

Regular Board Meeting

**Tuesday, September 24, 2024
at 4:00 PM**

Commission Chambers at City Hall



Item 9A.

A.-G.U.I.D.E. Funding Request for Fiscal Year 2024-2025 – Delray Beach Historical Society

Request: \$100,000

(\$25,000 higher than prior years)

Based on the A.-G.U.I.D.E. Guidelines, “CRA support for Nonprofit Partners that have received funding in prior years will not be increased for Fiscal Year 2024-2025, and in fact may be decreased, according to availability of funds and the quality of their applications relative to these guidelines. Funding availability is based on annually approved budget.”

Also, [t]he CRA Board will consider and make final decisions regarding funding requests.”



DELRAY BEACH
HISTORICAL SOCIETY
and HERITAGE GARDENS



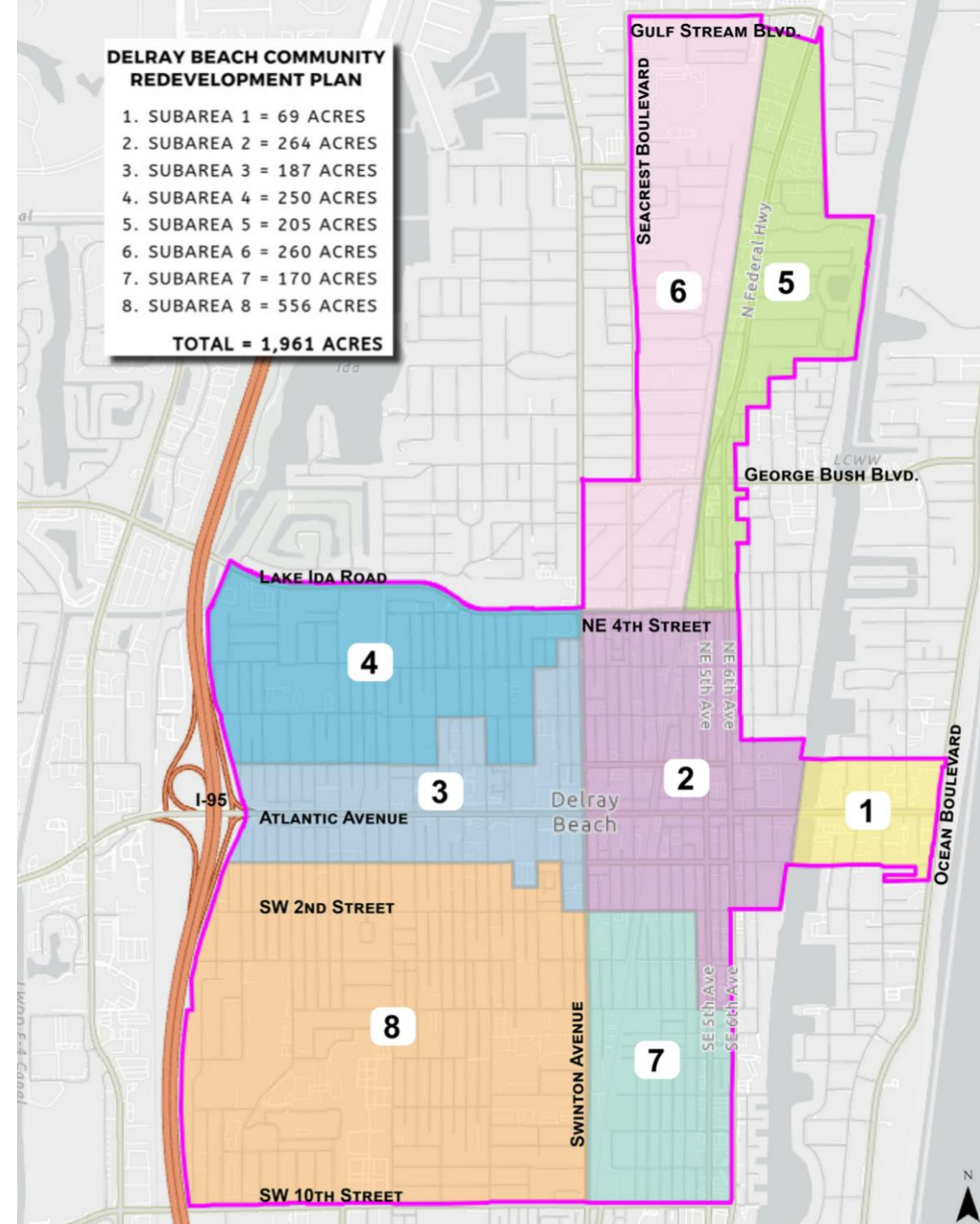
Item 9B.

Resolution No. 2024-11 – Adoption of
Delray Beach Community
Redevelopment Agency Fiscal Year
2024-2025 Budget



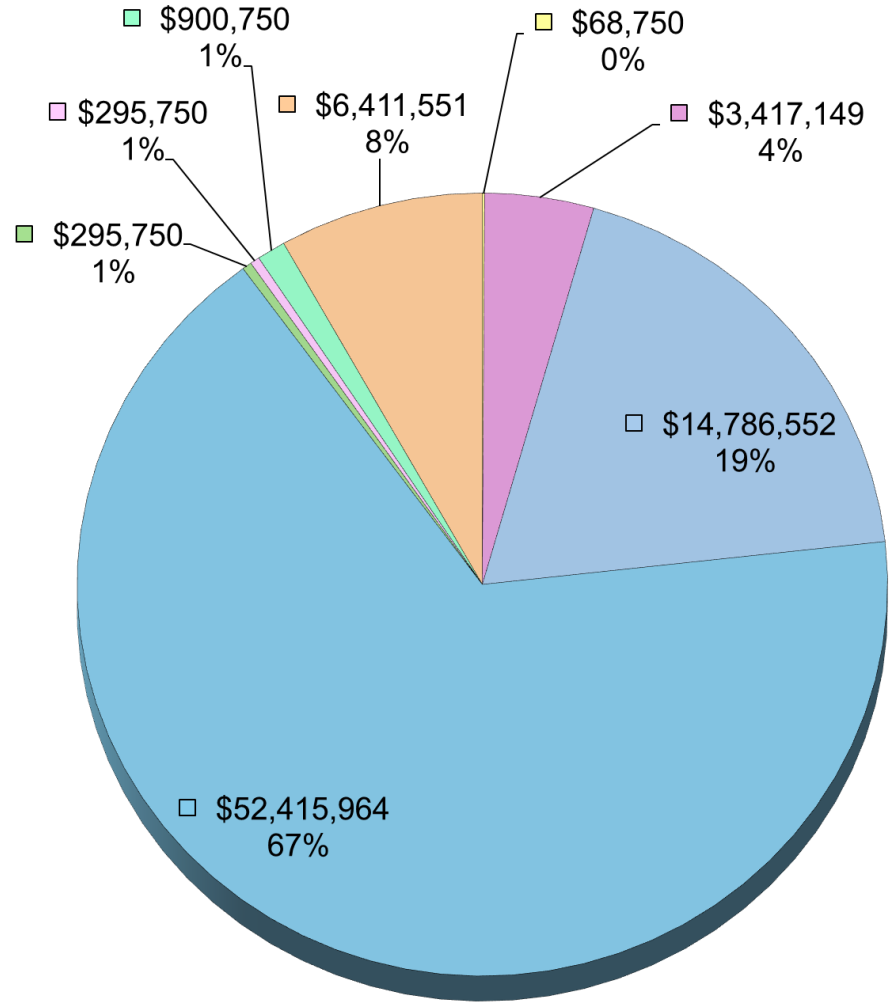
Projects by Subarea

Subarea	Budgeted 2024	Proposed 2025
1 - Beach District	75,000	68,750
2 - Central Core	2,840,529	3,485,337
3 - W. Atlantic Avenue	15,965,716	16,900,107
4 - NW Neighborhood	47,952,128	61,049,987
5 - N. Federal Highway	463,764	311,436
6 - Seacrest/Del Ida	463,764	311,436
7 - Osceola Park	928,714	916,436
8 - SW Neighborhood	6,169,716	8,537,106
Total CRA Area	74,859,330	91,580,595





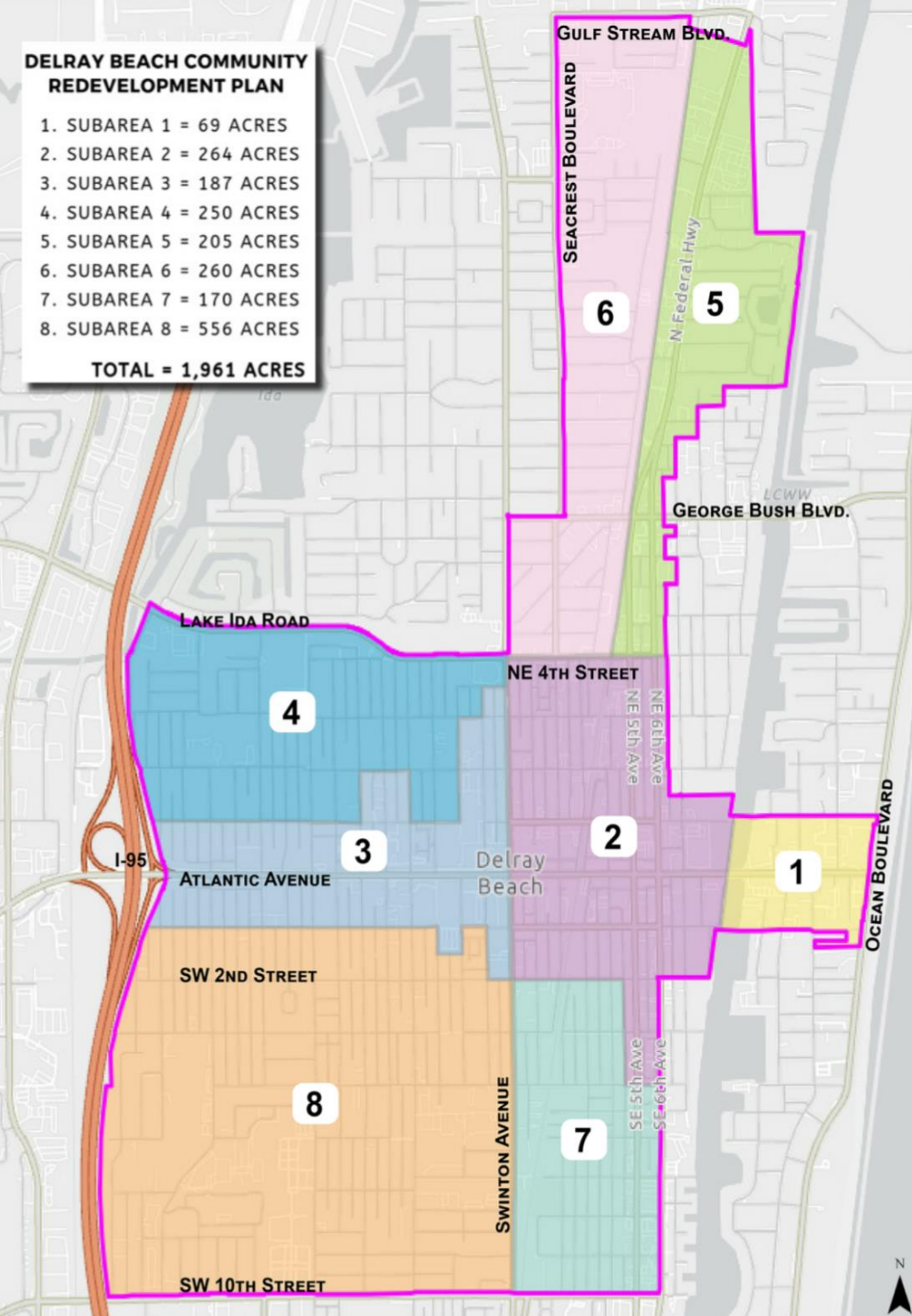
CRA FY 2024-2045 Budgeted Projects by Subarea



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

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**



Summary of Updates

City Request Adjustments				
7338	Fire Prevention & Life Captain			\$ (250,574)
7335	Clean & Safe			
		Police Department- Cameras		\$ 36,000
		Increased Pressure Cleaning		\$ 99,010
		Tree Remove & Replacement		\$ 75,000



Fiscal Year 2024-2025 – CRA Priorities

- Short Term and Long-Term Planning Initiatives:

- Complete CRA Redevelopment Plan
- Complete The Set Transformation Plan Update
- West Atlantic Avenue – Development Strategy for CRA Properties
- Identify Sites for Acquisition

- CRA Property Maintenance and Activation:

- Maintenance, Repair, and Enhanced Security Measures for CRA Properties
- Complete Construction and Activation of 95 SW 5th Avenue
- Complete Tenant Buildout and Signage for 98 NW 5th Avenue



Fiscal Year 2024-2025 – CRA Priorities

- *CRA Property Development:*

- Bid for Commercial Property Management for CRA Properties
- NW 600 Block (Potential Affordable Housing) – Construction Documents & Assess Funding Sources for Construction
- NW 800 Block (Container/Modular Commercial Activation) – Construction Documents, Permitting & Construction
- Re-platting Lots for Future In-fill Affordable/Workforce Housing Units
- Continue with Property Acquisition

- *Demolitions for Future Development (Commercial and Affordable/Workforce Housing):*

- Demolition of 700 W. Atlantic Avenue
- Demolition of NW 7th Avenue Asphalt Lot
- Demolition of Dilapidated Structure on 111 NW 11th Avenue



Fiscal Year 2024-2025 – CRA Priorities

- Continue to work with City on:

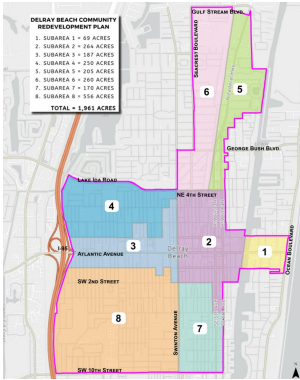
- OSS Master Plan Implementation
- Wayfinding Signage Project – Fabrication & Installation
- Carver Square Park Playground Improvements
- Merritt Park Shade Enhancement
- Currie Commons Restrooms
- Pompey Park Renovation Project – Construction
- NW Complete Neighborhood Improvement - Design Documents
- 3 Alleys in the SW Neighborhood
- Artist Alley Drainage Improvements
- Next Steps for Disparity Study
- Accessory Dwelling Unit/Duplex Land Dev. Reg. Amendments Study

- FUTURE INFRASTRUCTURE PROJECT –
Southwest Neighborhood Infrastructure Improvement Project



Centering Thoughts for Upcoming Fiscal Year

- *We are not here forever. Let's make the most of the time we have.*
 - Sunset in 2044 (2045 with Plan Amendment)
- The projects and programs of the Community Redevelopment Agency are designed to solve underlying problems which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the populace or take advantage of opportunities for improvement. – CRA Redevelopment Plan
- “Community redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.” - Fla. Stat.§163.340(9)



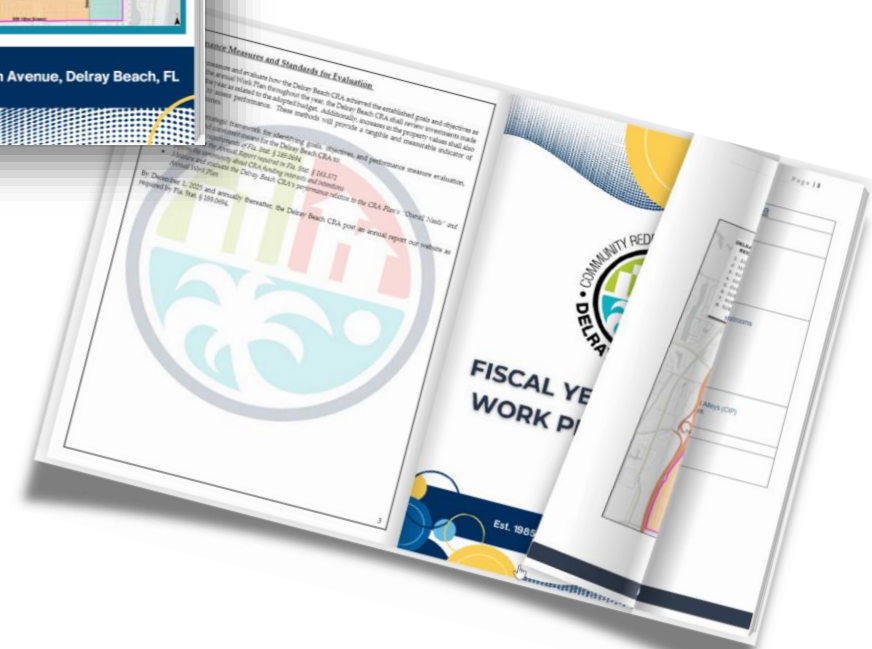
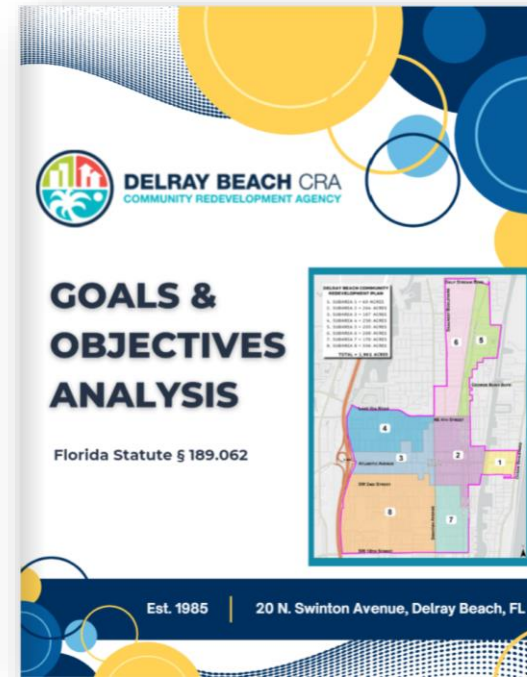


Item 9C.

Approval of the Goals & Objectives Analysis Document establishing Goals, Objectives, and Performance Measures and Standard Programs and Activities in compliance with the Florida Statute § 189.062

On April 26th, HB 7013 was passed, HB 7013 revises Fla. Stat. § 189.0694 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.
- 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.





Item 9D.

Request for Proposals:

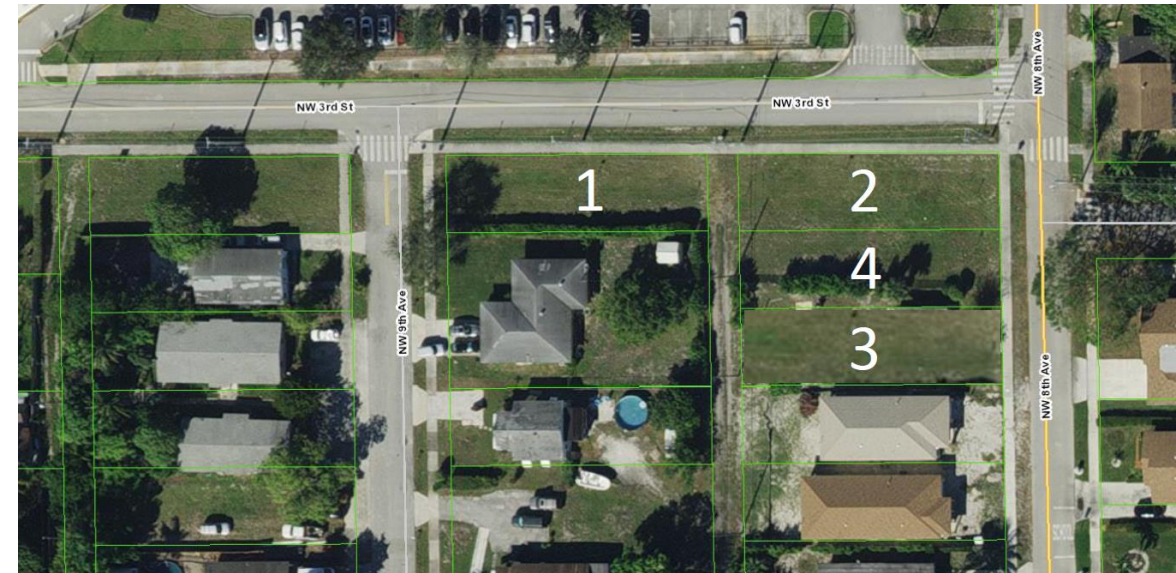
CRA No. 2024-05 Disposition of Vacant Lots
for Affordable/Workforce Housing

250 & 256 NW 8th Avenue

Property Information



Lot	Property Address	Parcel Control Number (PCN)
1	**250 NW 8 th Avenue	12434617250020010
2	**250 NW 8 th Avenue	12434617250020010
3	*250 NW 8 th Avenue	12434617250020300
4	256 NW 8 th Avenue	12434617250020310



Proposer	Offer Price	Home Sales Prices	Proposed Home	Homes Sale Structure	Funding Source
DBCLT	<p>\$5,000 per Lot</p> <p>Total: \$20,000</p>	<p>Lot 1: \$385,230</p> <p>Lot 2: \$385,230</p> <p>Lot 3: \$358,850</p> <p>Lot 4: \$353,380</p>	<p>Lot 1: Two-Story 3 Bedrooms 2.5 Bathrooms 1 Car Garage 1832 SF</p> <p>Lot 2: Two-Story 3 Bedrooms 2.5 Bathrooms 1 Car Garage 1865 SF</p> <p>Lot 3: One-Story 3 Bedrooms 2 Bathrooms 1 Car Garage 1700 SF</p> <p>Lot 4: One-Story 3 Bedrooms 2 Bathrooms 1 Car Garage 1650 SF</p>	Community Land Trust Model	DBCLT Program Budget
Habitat	<p>\$10,000 per Lot</p> <p>Total: \$40,000</p>	<p>Home Sales Price for each Lot: Appraised Value</p> <p>Habitat estimates the Appraised Value will be \$475,000. Should the Appraised Value be higher, the Home Sales Price will not exceed the Local Housing Assistance Plan maximum.</p>	<p>Lots 1 – 4: One-Story 3 Bedrooms 2 Bathrooms 1 Car Garage 1671 SF</p> <p>(Same home model on all Lots)</p>	“In situations where buyers have lower incomes, Habitat for Humanity may utilize a Community Land Trust (CLT) model.”	Habitat Program Budget



PROPOSER	TOTAL SCORE (MAXIMUM SCORE: 300)
Delray Beach Community Land Trust, Inc.	286
Habitat for Humanity of Greater Palm Beach County, Inc.	278

Based on the scores, the Evaluation Committee recommended that the RFP be awarded to the Delray Beach Community Land Trust, Inc.

CRA staff is requesting the CRA Board accept the Evaluation Committee’s recommendation, award RFP CRA No. 2024-05 for the Disposition of CRA-owned Vacant Lots for the Development of Affordable/ Workforce Housing to the Delray Beach Community Land Trust, Inc., and authorize CRA staff to enter into contract negotiations with the Delray Beach Community Land Trust, Inc.





Item 9E.

CRA Executive Director Annual Review



CRA Director Updates





Redevelopment Advisory Committee (RAC) Update

The Redevelopment Advisory Committee (RAC) met on Wednesday, September 4th for a Kick-Off Meeting. During the meeting, Ms. Angela Hill (Sub Area 4) was recommended as Chair and Ms. Lucika Suarez (Sub Area 8) was recommended as Vice-Chair of the committee.

The next meeting will be held on Monday, October 7th at 5:30 PM in the Edmonds Baine Building. The RAC meetings are open to the public.

Kick-Off RAC Meeting	Wednesday, September 4, 2024 5:30 -7:30 PM
RAC Meeting #1	Monday, October 7, 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





2024 ANNUAL CONFERENCE

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

SAVE THE DATE

OCTOBER 22-25, 2024

**Marriott Water Street Hotel
Tampa, FL**



GreenMarket

Returns on Saturday, October 26th



Delray GreenMarket
Located at Old School Square

SHOP LOCAL

With 70+ of South Florida's Premier Farmers, Bakers & Small Batch Culinary Artists, Farm to Table Produce, Cheese, Eggs, Seafood, Flowers and so much more...

Chef Showcase Bi-Weekly Cooking Demo's
More info: [Delraycra.org/green-market](https://delraycra.org/green-market)
561-276-7511

 [DelrayBeachGreenMarket](https://www.facebook.com/DelrayBeachGreenMarket)
 [delraygreenmarket](https://www.instagram.com/delraygreenmarket)

We Accept SNAP Benefits  

GreenMarket
Delray GreenMarket



Winter 2024-2025

GreenMarket Dates:

October 26, 2024 – May 17, 2025

For more information, please scan the QR Code or visit <https://delraycra.org/green-market/>



The image features a central circular graphic with a white background and a dark blue border. Inside the circle, there is a stylized house with a red roof and white walls, set against a light green background. Below the house are stylized blue and white trees. The text "Thank you!" is written in a dark blue, cursive font across the center of the circle. The background of the entire image is a light green color with a geometric pattern of dark blue and white buildings and lines.

Thank you!