

Delray Beach Community Redevelopment Agency

Work Plan & Budget - Fiscal Year 2022-2023

Overall redevelopment strategies of both the Delray Beach Community Redevelopment Agency and the City of Delray Beach are embodied within the projects and programs, which are outlined in the adopted Community Redevelopment Plan. These projects and programs are designed to solve underlying problems which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the populace and/or take advantage of opportunities for economic, social or aesthetic improvement. This Work Plan is provided in conjunction with the CRA Board's adoption of the budget for Fiscal Year 2022-23 and provides a description of the major projects and initiatives that are to be addressed in the next twelve months (October 1, 2022, through September 30, 2023). The four-digit number in the project title corresponds with the General Ledger (GL) number in the CRA budget.

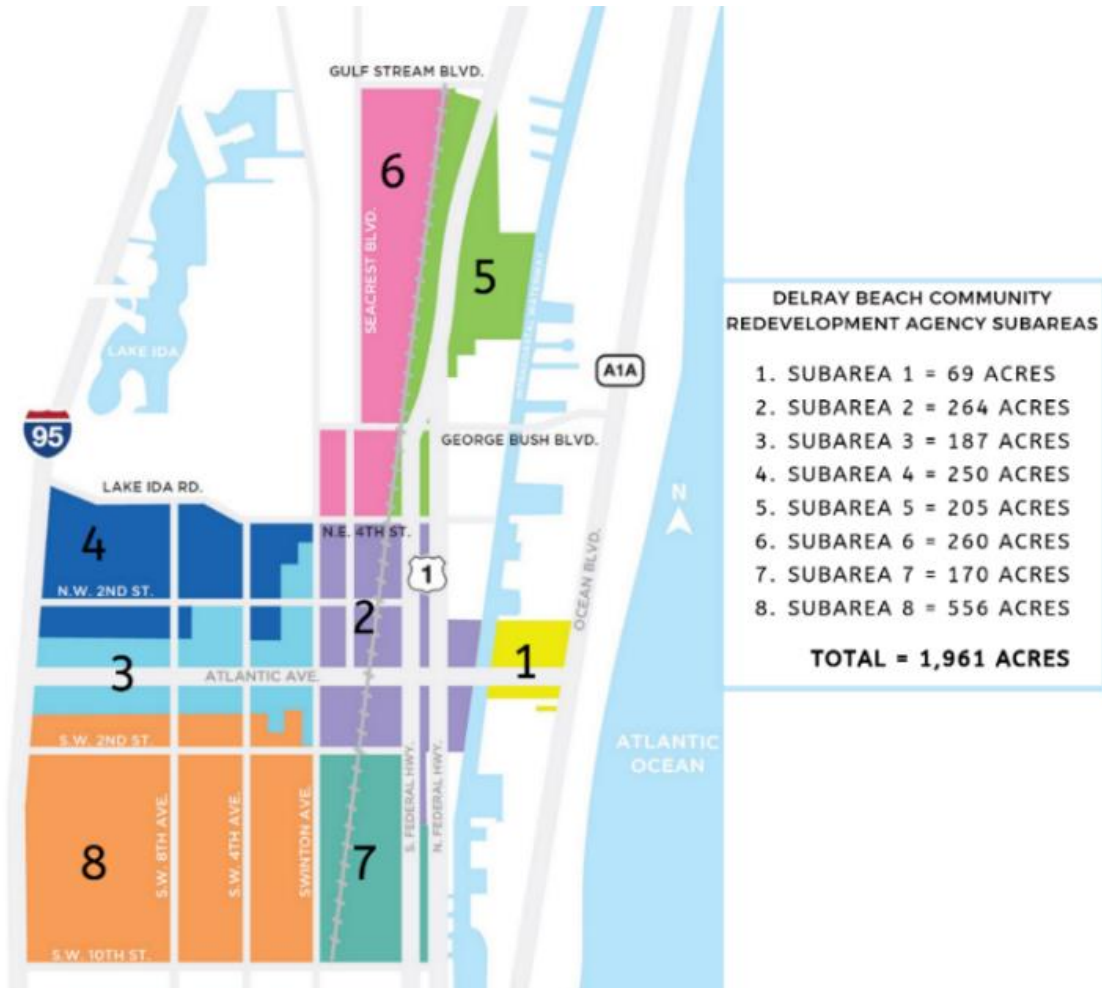
Mission

To foster and directly assist in the redevelopment of the Community Redevelopment Area in order to eliminate blight, create a sustainable downtown and encourage economic growth, thus improving the attractiveness and quality of life for the benefit of the CRA District and the City of Delray Beach as a whole.



CRA Board of Commissioners

From left to right: Chair Shirley Ervin Johnson, Vice Chair Angie Gray, Deputy Vice-Chair Juli Casale, Commissioner Ryan Boylston, Commissioner Kelcey Cordell Brooks, Commissioner Adam Frankel, and Commissioner Shelly Petrolia



Subarea	Budgeted 2023	% of Budget 2023
1 - Beach District	332,188	1%
2 - Central Core	2,036,365	4%
3 - W. Atlantic Avenue	10,617,316	19%
4 - NW Neighborhood	31,781,471	57%
5 - N. Federal Highway	649,913	1%
6 - Seacrest/Del Ida	563,246	1%
7 - Osceola Park	1,968,446	4%
8 - SW Neighborhood	8,290,587	15%
Total CRA Area	56,239,532	100%

Overview of Projects by CRA Sub-Area

<p><u>Sub-Area 1</u> N/A</p>	<p><u>Sub-Area 5</u> N/A</p>
<p><u>Sub-Area 2</u> N/A</p>	<p><u>Sub-Area 6</u> N/A</p>
<p><u>Sub-Area 3</u></p> <ul style="list-style-type: none"> • NW 600 Block Redevelopment • NW 800 Block Redevelopment • 98 NW 5th Avenue Rehabilitation • 95 SW 5th Avenue Development 	<p><u>Sub-Area 7</u></p> <ul style="list-style-type: none"> • Osceola Park Neighborhood Improvements – Phase II (CIP) • Currie Commons Restrooms
<p><u>Sub-Area 4</u></p> <ul style="list-style-type: none"> • Pompey Park (CIP) • NW Neighborhood Improvements (CIP) 	<p><u>Sub-Area 8</u></p> <ul style="list-style-type: none"> • SW Neighborhood Alleys (CIP) • Park by Carver Square
<p><u>Projects in Multiple Sub-Areas</u></p>	
<p><u>Sub-Areas 1-8</u></p> <ul style="list-style-type: none"> • Freebee • Wayfinding Signage (CIP) 	

Infrastructure Projects Managed by the City

5661 Pompey Park Master Plan - Construction Documents & Phase I Construction

CRA Budgeted for FY 22-23: \$23,000,000

(Partial Construction Estimate)

The Pompey Park master plan was developed in collaboration with the City Parks and Recreation Department, City & CRA Staff, and community stakeholders. It is meant to provide an evaluation framework for the appropriate redevelopment selection that can embody the goals and aspirations set forth in the Campus Pre-Design Study & Master Plan. Community participants actively contributed as part of the development process through the first two phases. The 14-acre site bounded by NW 13th Avenue on the west, NW 2nd Street on the south, NW 10th Avenue on the east and NW 3rd Street on the north, has a rich community history that serves a strong role as a community town square. It supports sports, family, seniors, and many of seasonal community activities. Funding in FY 2022-23 will be used to finalize construction drawings and for construction.

TOTAL CRA FUNDING TO DATE: \$3,180,816

Project Website: www.pompeyparkproject.com



5510 Osceola Park Neighborhood Improvements – Phase II (SW 1st Avenue)

CRA Funding in FY 22-23: \$1,150,000

The goal of this project is to design, reconstruct and retrofit the neighborhood's existing public infrastructure to meet the needs of area residents, businesses, and visitors. The primary components of the project include: resurfacing or reconstruction of 3.9 miles of roadway; constructing 1.2 miles of new permeable pavement alleyways; completing temporary traffic calming "pilot projects"; gathering neighborhood input for permanent use; reestablishing existing potable water, sanitary and storm sewer systems as new; improving area drainage and landscaped parkways; improving sidewalk deficiencies (fill in gaps and replace trip hazards); improving landscaping; analyzing and improving the area's street lighting; relocating of existing power poles as needed. Phase 1 was completed in fall of 2021 and Phase 2 is currently underway. CRA funding in FY 22-23 is allocated for the design and reconstruction of SW 1st Avenue to be completed with Phase 2.

TOTAL CRA FUNDING TO DATE: \$11,443,229

Project Website: <http://osceolaparkproject.com/>



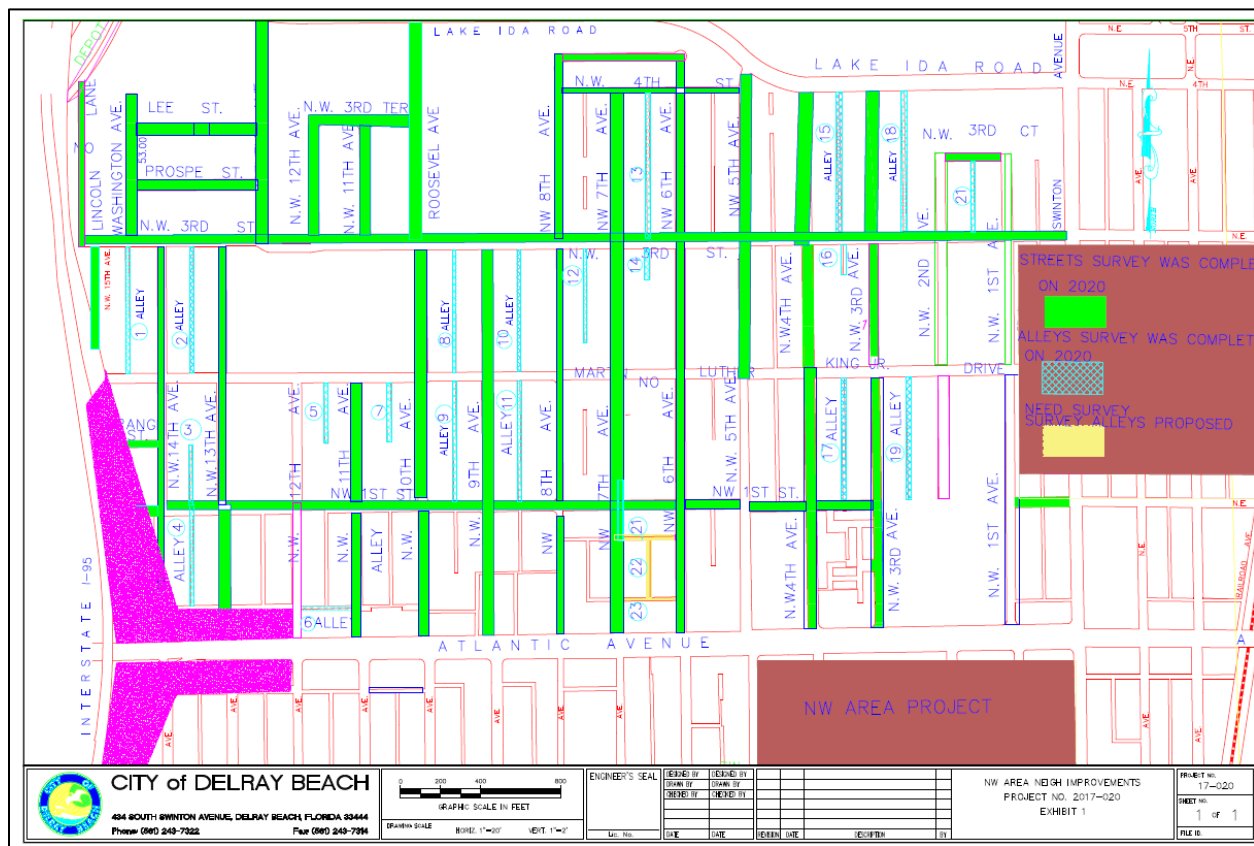
5622 NW Neighborhood Improvements - Design

CRA Funding in FY 22-23: \$172,000

The goal of this project is to design a project that will reconstruct and retrofit the existing public infrastructure to meet the needs of area residents, businesses, and visitors. The primary components of the project include: traffic data collection, concept development, design, and construction of various improvements including resurfacing or reconstruction of 8.4 miles of roadway; construction of 2.0 miles of new permeable pavement alleyways; rehabilitation of the existing potable water, sanitary and storm sewer systems; improvements to area drainage and landscaped parkways; improvements to sidewalk deficiencies (fill in gaps and replace trip hazards) meeting ADA standards; proposed decorative LED street lighting; traffic calming and landscaping improvements in the NW Neighborhood.

TOTAL CRA FUNDING TO DATE: \$3,190,860

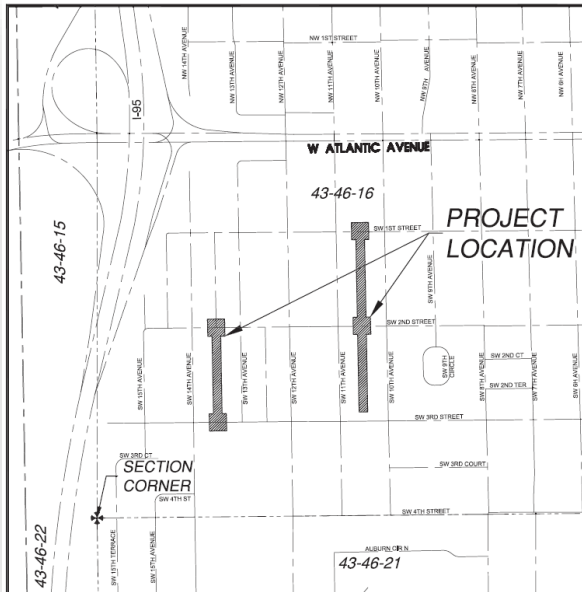
Project Website: <http://nwneighborhoodproject.com/>



<p>CITY of DELRAY BEACH 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 Phone (904) 249-7322 Fax (904) 249-7394</p>	 0 200 400 800 GRAPHIC SCALE IN FEET DRAWING SCALE: HORIZ. 1"=200' VERT. 1"=40'	<p>ENGINEER'S SEAL</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>DESIGNED BY</td> </tr> <tr> <td>CHECKED BY</td> <td>CHECKED BY</td> </tr> <tr> <td>DATE</td> <td>DATE</td> </tr> <tr> <td>DESIGN DATE</td> <td>DESIGN DATE</td> </tr> </table>	DESIGNED BY	DESIGNED BY	CHECKED BY	CHECKED BY	DATE	DATE	DESIGN DATE	DESIGN DATE	<p>NW AREA NEIGH IMPROVEMENTS PROJECT NO. 2017-020 EXHIBIT 1</p>	<p>PROJECT NO. 17-020 SHEET NO. 1 of 1 FILE NO.</p>
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5361 SW Neighborhood Alleys (3 Alleys)**CRA funding in FY 22-23: \$1,620,000**

The primary goal of the project is to improve the alleyways and to upgrade the underground utilities, stormwater, and drainage. This project will introduce pervious concrete and improve the drainage of the area. The location of the alleys is in the Southwest Neighborhood, more specifically: one (1) alley - between SW 13th Ave. and SW 14th Ave. and between SW 2nd Street and SW 3rd Street; and two (2) alleys - Between SW 10th Ave. and SW 11th Ave. and between SW 1st Street and SW 3rd Street.



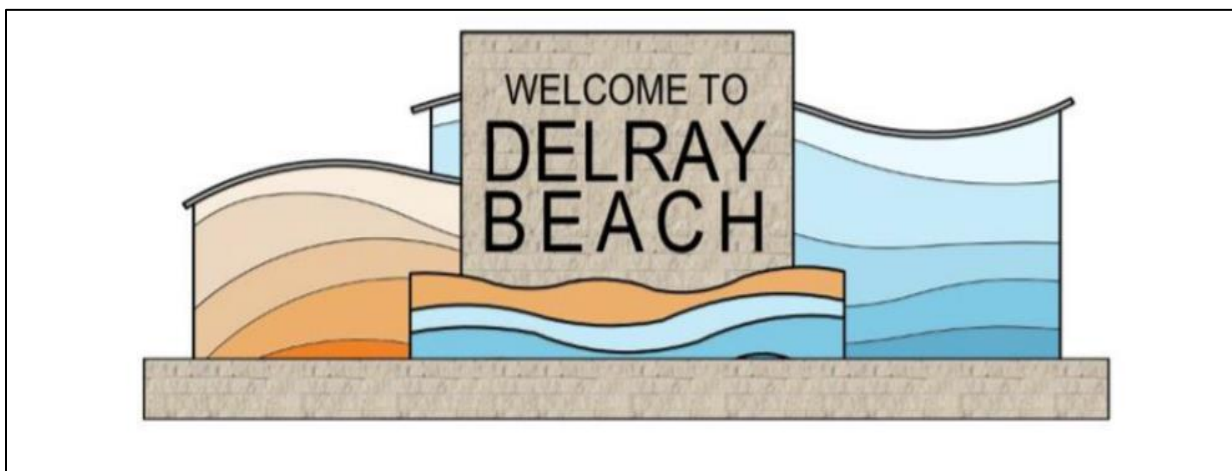
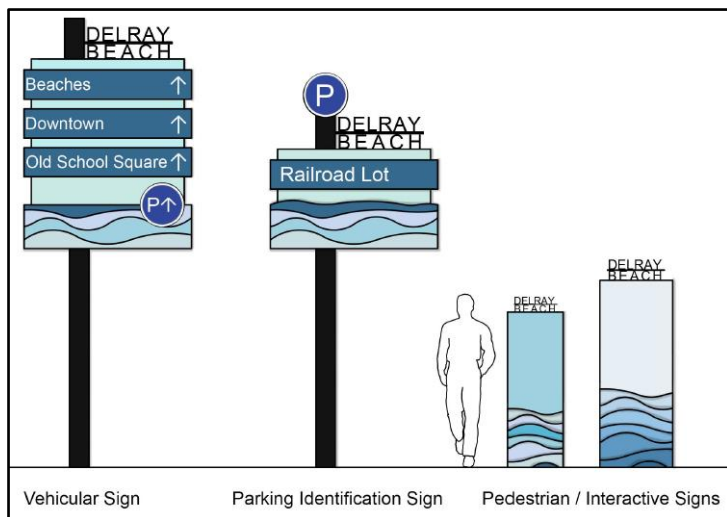
5236 Wayfinding Signage – Fabrication & Installation

CRA Funding in FY 22-23: \$1,850,000

Funding for this project will involve the fabrication and installation of new wayfinding signage throughout the CRA District. Updating the existing wayfinding signage system was identified in the 2010 Parking Management Plan and more recently in the Downtown Shopability Study. The current wayfinding signage was implemented in 2000 and needs upgrading to accommodate the continued transformation of the Delray Beach community as well as improving transportation and mobility initiatives. The design of and permitting for the signage has been completed.

CRA funding in FY 22-23 is for fabrication & installation of the signage system.

TOTAL CRA FUNDING TO DATE: \$137,592



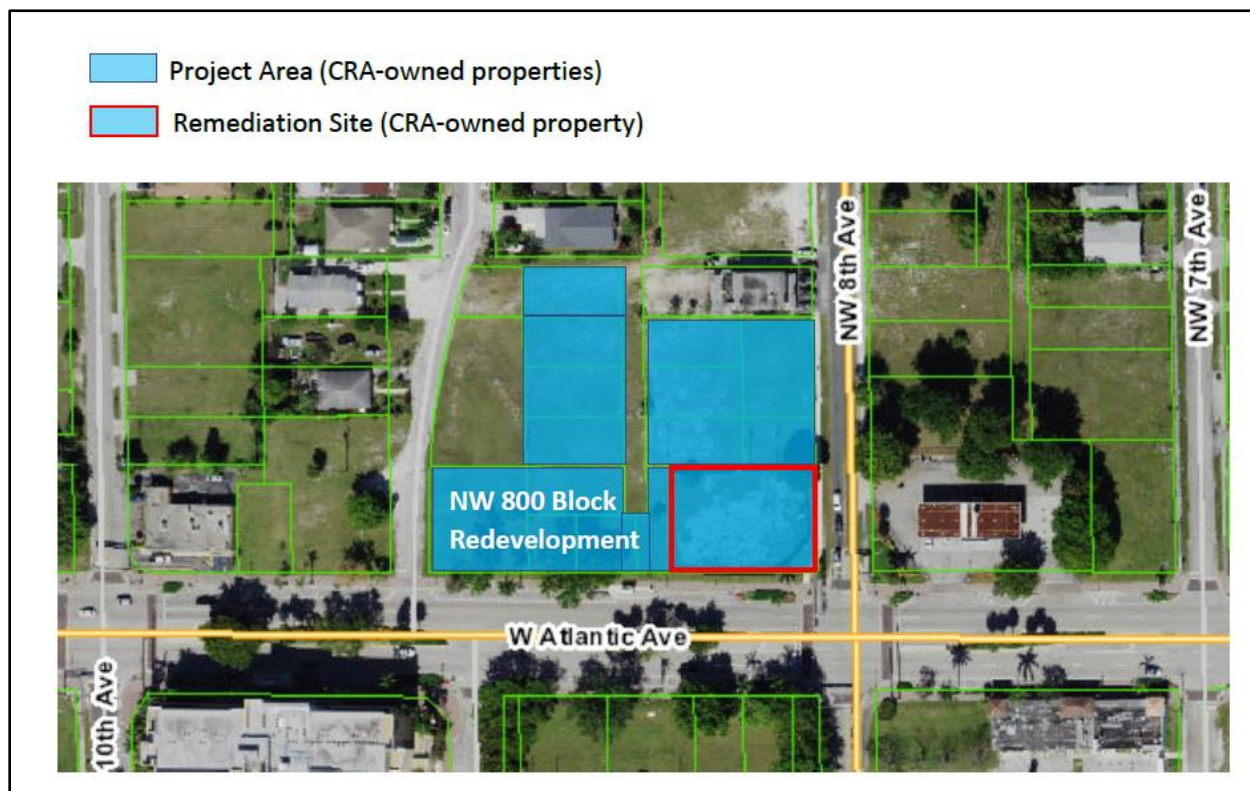
Development Projects Managed by the CRA

5124 NW 800 Block Redevelopment

CRA Funding in FY 22-23: \$1,000,000

The CRA owns fifteen (15) parcels abutting West Atlantic Avenue, between NW 8th Avenue and NW 9th Avenue, in the Northwest Neighborhood. CRA staff is proposing to activate this area using shipping containers with the goal of creating a unique commercial project within Delray Beach that supports small local businesses.

These parcels have a Commercial Core Future Land Use designation. A conceptual design is being finalized however, several additional steps are needed before these parcels are ready for redevelopment. Site Work Preparation, City Application and Permitting Processes are being funded in FY 22-23.



NW 600 Block Redevelopment

- **5123 CRA-Owned Parcels**

CRA Funding in FY 22-23: \$1,900,000

The CRA owns eight (8) vacant parcels in the Northwest Neighborhood, one (1) parcel abutting NW 6th Avenue and seven (7) parcels abutting NW 7th Avenue. A Future Land Use Map Amendment and Rezoning for commercial use was processed through the City Development Services Department and was approved in the fourth quarter of FY 2019-20.

CRA staff will work with a consultant to develop conceptual designs for the CRA-owned and managed parcels within the NW 600 Block (within the yellow dotted line in the below image), which include the latest acquisitions of vacant land acquired by the CRA during FY 21-22 (starred on the below aerial image.) Potential development options that keep in mind the best interests of the CRA District will be presented to the CRA Board.

Funding in FY22-23 is allocated for Design and Construction Documents and Construction of the selected development option.



- **5135 Hatcher Construction & Development, Inc. Ground Lease Agreement for 20 and 26 NW 6th Avenue**

Total CRA Loan Funding: \$1,400,000

The CRA Board approved a Ground Lease Agreement for 20 and 26 NW 6th Avenue with a local business, Hatcher Construction & Development, Inc., (Hatcher) in FY 2018-19. By using two (2) CRA Incentive Programs, the Land Value Investment Program and the Development Infrastructure Assistance Program, Hatcher is constructing a two (2) story 6,000 square foot building. Construction is anticipated to be completed in FY 2022-23.

Hatcher will occupy 2,000 square feet and the remaining space will be used as rental space for office and retail businesses. In addition, 25% of the leasable floor area will be offered at a discounted rate over a seven-year period. This project provides an opportunity for a local small business owner to participate in the redevelopment effort and provide a permanent business location within the West Atlantic Corridor, while providing space for other local small businesses.

Additionally, The CRA Board approved a Loan Commitment Letter providing for a \$1.4 million loan to Hatcher for the purposes of constructing the project.



6216 95 SW 5th Avenue Construction**CRA Funding in FY 22-23: \$4,650,000**

95 SW 5th Avenue is a CRA-owned commercial property located in the Historic NW/SW 5th Avenue business corridor. A small public parking lot was constructed on the east side of the property in 2010 and the west side was left vacant for future development.

To encourage economic development and activate Historic NW/SW 5th Avenue, the CRA engaged an architect in FY 2018-19 to prepare design and construction drawings to develop a two (2) story approximately 7,000 +/- SF commercial building on the property.

During the first quarter of 2020, CRA staff submitted a request for approval to the City Development Services Department for a Class V Site Plan. A waiver required to move forward with the project was approved by the Site Plan Review and Appearance Board (SPRAB) on April 28, 2021, and by the City Commission on May 18, 2021. The SPRAB approved the Class V Site Plan on August 25, 2021. Construction drawings were submitted to City Development Services Department for review, approval and issuance of a building permit.

The next steps will be to issue a formal Invitation to Bid for construction with the construction to commence in the second quarter of FY 2022-23.



6208 98 NW 5th Avenue Renovation

CRA Funding in FY 22-23: \$3,700,000

98 NW 5th Avenue is a CRA-owned two (2) story mixed use commercial building. The existing building was vacant and consisted of a parking garage on the ground floor and apartments on the second story.

The CRA engaged an architect in FY 2018-19 to prepare design and construction drawings for redevelopment of the property and to offer 7,903 +/- SF of affordable retail and office space to local businesses. CRA staff submitted a request for approval to the City Development Services Department for a Class III Site Plan. Several waivers required to move the project forward were approved by the Historic Preservation Board (HPB) on September 2, 2020, and by the City Commission on September 22, 2020. The HPB approved the Class III Site Plan on October 7, 2020. Construction drawings were submitted to the Development Services Department for review, approval, and issuance of a building permit in March 2021. The project is currently under construction and is anticipated to be completed by the end of the third quarter of FY 2022-23.



5118 Demolition of 700 West Atlantic Avenue

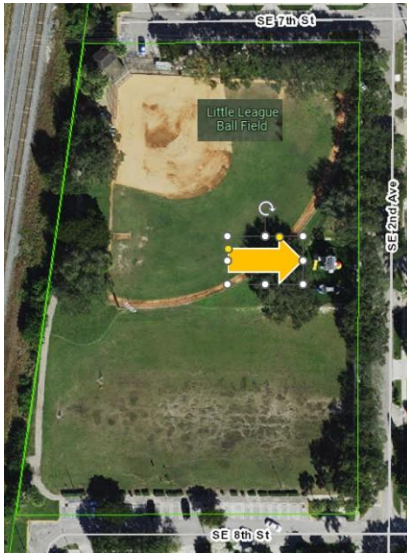
CRA Funding in FY 22-23: \$100,000

The primary goal of this project is to prepare the site for redevelopment. Staff will be applying for grant funding to demolish the building, if grant funds are awarded, CRA funds will be reallocated.



5525 Currie Commons Restrooms**CRA Funding in FY 22-23: \$390,250**

The primary goal of this project is the purchase and installation of a new prefabricated restroom for Currie Commons Park.

**6621 Park by Carver Square****CRA Funding in FY 22-23: \$350,000**

The primary goal of this project is to renovate and beautify the park which is in close proximity to the previous CRA projects which include: Carver Square Workforce Housing Development, Corey Jones Isle Workforce Housing Development and SW Neighborhood Improvements. The project will continue to enhance the quality of life of the residents in the area by providing new playground equipment, a new shade canopy, new play turf, and park signage.



Other Projects/Initiatives

5230 Freebee

CRA Funding in FY 22-23: \$300,000

The CRA continues to offer an on-demand transportation service that will service the CRA district. Freebee, a South Florida-based electric transportation company, will provide the service with GEM (Global Electric Motorcars), which are low-speed, battery-electric vehicles. Guests can request a ride through the Freebee app anywhere in the downtown CRA service area, which includes most locations East of I-95 to A1A, and Gulfstream Blvd to SW 10th Street.

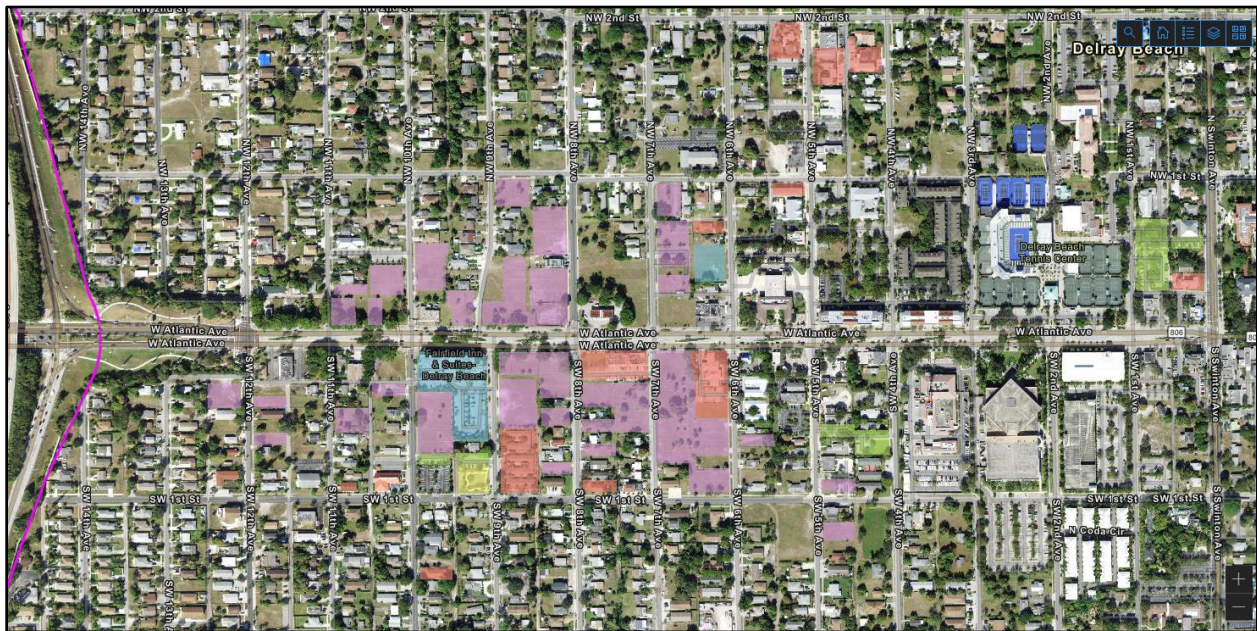
In FY 22-23, funding is provided to cover month-to-month services until the City of Delray Beach executes an agreement with an on-demand service provider and starts managing the on-demand transportation service.



5610 Land Acquisition

CRA Funding in FY 22-23: \$4,000,000

A major component of the CRA Redevelopment Plan is property acquisition, assembly and resale for redevelopment. The Redevelopment Plan states the CRA may also acquire property for construction of centralized parking facilities to service the surrounding areas; the parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both. The Community Redevelopment Plan contains the Land Acquisition Maps for the overall area, and maps of specific blocks that were identified as priorities for redevelopment purposes.



7313 Grant Programs

CRA Funding in FY 22-23: \$850,000

Rent Assistance: This program assists new businesses by offsetting operating costs during the critical first year of operation. The program offers up to 12 months of rent assistance to businesses in the CRA District, during the first 18 months of operation in Delray beach. The maximum grant award is \$6,000, paid in equal monthly installments of \$500/month.

Paint-Up & Signage: This program was established by the CRA to encourage existing building owners or operators to improve the exterior of their buildings through a new coat of paint and signage. It offers a 50% matching grant for the cost of exterior painting, pressure-cleaning and signage expenses for existing commercial and multi-family properties throughout the CRA District. The maximum grant award is \$5,000, and funding assistance is limited to a maximum of \$5,000 per applicant per year.

Project Consultancy & Design Services: This was established as a tool to help guide individuals through the design and development process for commercial property development projects. The program seeks to foster new and retained business activity by offering one-on-one consultations with a design professional to explore a project's scope, space planning, general design elements, preliminary project costs, and anticipated City development services. It also offers design services and building permit expediting assistance to businesses with current leases, in good standing, who are actively working toward site plan approval or building permit issuance.

Site Development Assistance: This program offers a partial reimbursement for a variety of interior and exterior improvements to commercial and multi-family buildings in the CRA District. The program supports improvement projects that improve aesthetics, enhance property values and support increased business activity through property upgrades and expansions. Award amount depends on location of business within CRA District.

Historic Façade Improvement Program: This program was established to promote historic preservation a redevelopment tool. The program supports the restoration of the façades of historic structures.

COVID-19 – Let's Keep it Clean: This grant program was established as a response to the COVID-19 pandemic to help businesses within the CRA District re-open to the public while keeping customers, visitors, and residents safe. The intent of the program is to help business owners make enhanced sanitization efforts including purchasing and installing touchless fixtures and checkout stations, acrylic shields, and auto sanitizer dispensers. The program also encourages business owners to work with contractors from within the CRA District to complete projects. The maximum grant award is 50% of expenses, up to \$2,000.

7305 Curb Appeal Residential Improvement Program

CRA Funding in FY 22-23: \$300,000

The Curb Appeal Residential Improvement Program, created in 2007, offers up to \$15,000 to make minor structural and cosmetic exterior improvements to single-family homes and duplexes in the Northwest and Southwest Neighborhoods in the CRA District. The goal is to help eliminate slum and blighted conditions. The program covers the cost of minor exterior property improvements, which can improve the aesthetics of a residential dwelling and increase property value. Eligible costs include: exterior painting & pressure cleaning, replace missing or rotten siding, landscaping & irrigation, driveway repair, new house numbers, mailbox replacement, and roof repair or replacement.

7376 A-G.U.I.D.E Grant Program**CRA Funding in FY 22-23: \$1,103,000**

The CRA's funding activities must align with the Delray Beach Community Redevelopment Plan. In response, the CRA has developed the A-GUIDE: Achieving Goals Using Impact Driven Evaluation, a grant program to assist organizations that engage in activities that further the CRA's mission. While the CRA is the primary entity responsible for implementing the Redevelopment Plan, several of the Overall Needs identified in the Plan can more effectively be addressed through partnerships with other organizations.

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

- Mission consistent with the mission of the CRA
- Classified as tax-exempt under IRS 501©(3)
- In good standing with the State of Florida
- Housed in City- or CRA-owned facilities located in the CRA district
- 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

7440 Arts Warehouse**CRA Funding in FY 22-23: \$250,000**



Arts

WAREHOUSE

FY 2022 - 2023



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

Looking towards FY 22-23, a top priority for Arts Warehouse is to continue to reach new audiences and increase visibility, attracting visitors and artists to participate. An important continuing goal is to incorporate themes throughout programming that connect with the communities we serve, and beyond. Such themes include those that highlight historical events, celebrate different cultures and ethnicities, showcase socially conscience topics, and ultimately spark conversations among those that participate. Arts Warehouse welcomes input and collaboration ideas from any individual or group in this planning process. The gallery will continue to showcase contemporary art exhibitions, and act as a hub for artists and art enthusiasts alike.

<ul style="list-style-type: none"> Art Exhibitions Education & Outreach Special Events 	<ul style="list-style-type: none"> Resident Artist Studio Program Special Event Partnerships Private & Corporate Facility Rentals
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7381 GreenMarket

CRA Funding in FY 22-23: \$165,000

Started in 1996, the GreenMarket has become one of the most popular and charming aspects of the “season” in Delray Beach. At the GreenMarket you’ll find more than 65 premier small, local food vendors along with live musical entertainment each Saturday. Starting January 2022, the GreenMarket accepts SNAP benefits and has received a grant through Fresh Access Bucks to double SNAP benefits for beneficiaries to spend on fresh Florida grown produce sold at the GreenMarket.

Various Community Outreach and Events

The CRA will continue its deep commitment to community involvement within the CRA District through a wide array of activities that involve collaborations with community partners, outreach to residents and businesses, and engagement on a variety of topics that impact our community.