



Item 9A.

Delray Beach Community Redevelopment Agency Fiscal Year 2025-2026 Draft Budget Overview

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 – 19 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 2024 -2025 – CRA Priorities

- *Construction* and activation by the CRA:
 - 98 NW 5th Avenue (Full-Activation and Signage- Pending)
 - 95 SW 5th Avenue (Construction near completion – Seeking tenants)
- Bid for Commercial Property Management for CRA Properties (Pending)
- NW 600 Block (Potential Affordable Housing) – Construction Documents & Issue Bid for Construction (Submitting Site Plan Approval)
- NW 800 Block (Modular Activation) – Construction Documents & Issue Bid for Construction (Reviewing Proposals & Need Funding)
- West Atlantic Avenue – Development Strategy for CRA Properties (Request for Proposals Pending)
- ~~Demolition of 700 W. Atlantic Avenue (Complete)~~
- CRA Redevelopment Plan Amendment (Near Completion)





Fiscal Year 2024 -2025 – CRA Priorities

- Continue to work with City on the completion of:
 - Wayfinding Signage Project (Near Completion)
 - ~~Osceola Park Neighborhood Improvements Project (In Progress)~~
 - Currie Commons Restrooms (In Progress)
 - NW Complete Neighborhood Improvement - Design Documents (In Progress)
 - Pompey Park Renovation Project (Construction Phase)
 - ~~3 Alleys in the SW Neighborhood (Construction Phase)~~
 - Accessory Dwelling Unit Study (In Progress)
 - West Atlantic Master Plan Update (In Progress)





Ongoing Activities

- GreenMarket/SNAP
 - Arts Warehouse
- CRA Workspace- Co-Working
 - Maintenance and Repair
- Funding Assistance Programs
 - Groundbreakings
 - Ribbon Cuttings
 - Demolitions
 - Acquisitions
- Affordable/Workforce Housing Development – Single Family & Multifamily

Affordable/Workforce Housing Development – CRA-owned Lots



PROPERTY ADDRESS	STATUS
250 NW 8 th Avenue	PSA with CLT – Pending Building Permit Approval
250 NW 8 th Avenue (address will be updated)	PSA with CLT – Pending Building Permit Approval
250 NW 8 th Avenue (address will be updated)	PSA with CLT – Pending Building Permit Approval
256 NW 8 th Avenue	PSA with CLT – Pending Building Permit Approval
260 NW 9 th Avenue	PSA with Habitat – Pending Building Permit Submittal
238 SW 14 th Avenue	Pending PSA Approval with Boynton Beach CDC
106 NW 10 th Avenue	Pending Closing and Major Plat Application Submittal
111 NW 11 th Avenue	Pending Resolution of Title Issues to Finalize PSA
704 SW 4 th Street	Pending Approval of Major Plat – 3 Lots PZB Approved Preliminary Major Plat – May 19, 2025 City Commission Approval of Major Plat – June 17, 2025
1300 Lake Ida Road	Pending outcome of the City of Delray Beach’s ADU and Diverse Housing Types Study before submitting Major Plat Application

Typical City of Delray Beach Funding Requests

- Capital Improvement Projects
- Clean & Safe Program
- Contractual Services
 - Housing Rehabilitation Inspector
 - NW/SW Neighborhood Code Enforcement Officers (3)
 - Litter Prevention Officers (2)
 - Engineering Inspector
 - Capital Improvements Project Manager
 - IT Services
 - Delray Open
 - Streetscape Maintenance for CRA Funded Projects
(Ongoing Landscaping & Irrigations – Expires September 30, 2025)





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)



Long Term Major Projects - CRA Managed





- Development of West Atlantic Avenue
- Assessing Opportunities in All Subareas



NW 600 Block

Current development concept:
Mixed Use Affordable/Workforce
Townhomes

CATEGORY

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








NW 800 Block

Current development concept:
Modular Commercial
Redevelopment Project

CATEGORY

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










NW 900 Block

Open for discussion

CATEGORY

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










NW 1000 Block

Open for discussion

CATEGORY

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








SW 600 Block

Open for discussion

Grocery Store?

Housing?

CATEGORY

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









SW 700 Block

Open for discussion

CATEGORY

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









SW 800 Block

Open for discussion

CATEGORY

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










SW 900 Block

Open for discussion

CATEGORY

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





SW 1000, 1100, 1200 Blocks

Open for discussion

CATEGORY



CRA BUILDING



GROUND LEASE



PUBLIC PARKING LOT



VACANT LAND



PARK



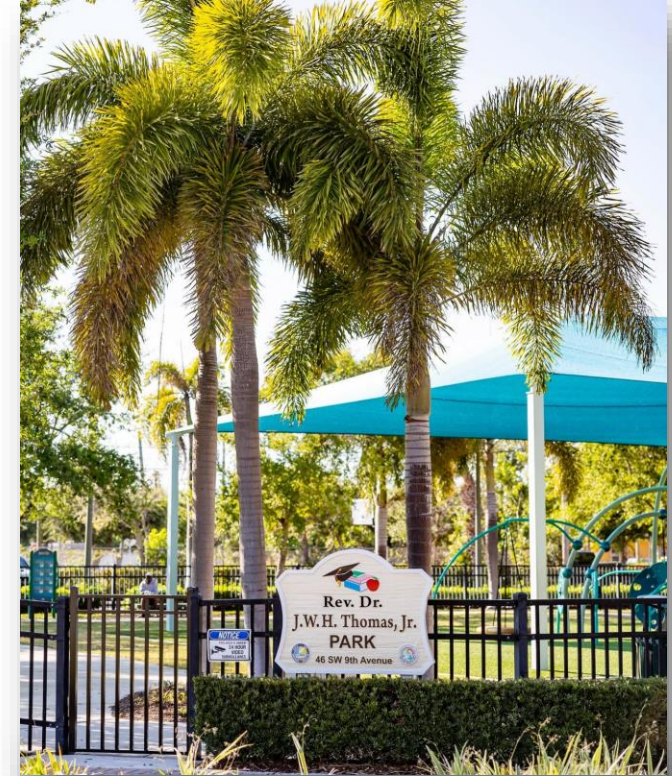


Items for Discussion:

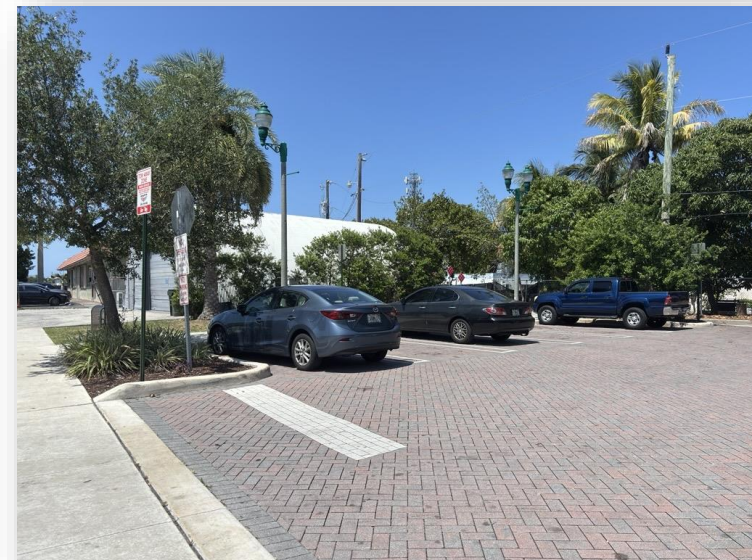
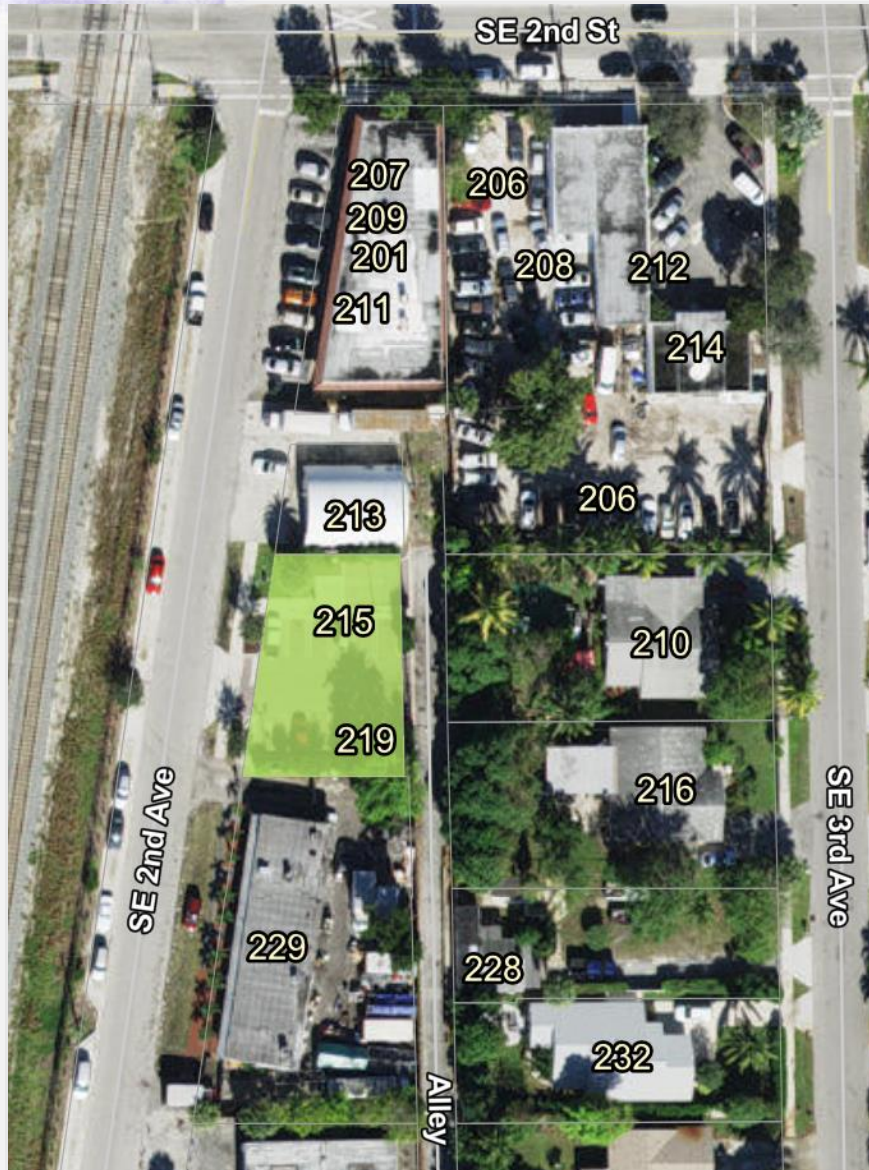
- Finalize A.-G.U.I.D.E. Transition
 - Delray Beach Open Funding
 - Transferring Park and Parking Lot
- Bond for NW Neighborhood Infrastructure
 - Other suggestions from the Board



Rev. Dr. J.W.H. Thomas Park 46 SW 9th Avenue



Parking Lot – 215 SE 2nd Avenue





Next Steps for Fiscal Year 2025-2026 Budget Preparation

- Review City Funding Request
- Prepare Draft Budget
- Prepare Fiscal Year 2025-2026 Work Plan