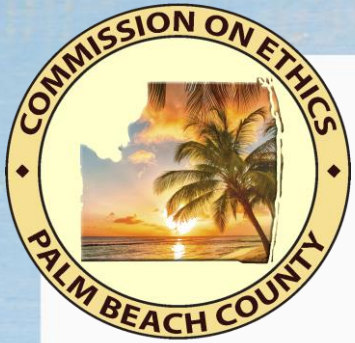




Delray Beach Community Redevelopment Agency

Regular Board Meeting

**Tuesday, April 23, 2024, at 4:00 PM
Commission Chambers at City Hall**



Honesty - Integrity - Character

Presentation by Palm Beach County Commission on Ethics

Rhonda Giger,
General Counsel

Palm Beach County Commission on Ethics
The Historic 1916 Palm Beach County Courthouse
300 North Dixie Highway, Suite 450
West Palm Beach, FL 33401

Phone: 561-355-1946

Fax: 561-656-7100

<https://palmbeachcountyethics.com/>





Presentation by the EJS Project

Emanuel “Dupree” Jackson
Founder & Executive Director

The EJS Project
Delray Beach, FL

Phone: (561) 600-1056
ejsproject.org





Item 8A.



Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee Follow Up



Background:

- ❖ On August 22, 2023, the CRA Board approved Resolution 2023-03 creating the Delray Beach Community Redevelopment Agency Redevelopment Advisory Committee (RAC) including certain regulations to govern the RAC's membership and duties.
- ❖ The application period was available from September 1, 2023 – October 31, 2023, totaling sixty days. During this period, the Community Redevelopment Agency received 15 applications; of which 8 may be considered based on the application criteria and the information that was submitted.
- ❖ On November 16, 2023, the CRA Board approved to reopen and extend the application period from November 17, 2023 – January 16, 2024, totaling sixty days. During this period, the Community Redevelopment Agency received 19 applications; of which 9 may be considered based on the application criteria and the information that was submitted.
- ❖ On February 27, 2024, the CRA Board approved to reopen and extend the application period from March 1, 2024 – April 12, 2024, totaling sixty days. During this period, the Community Redevelopment Agency received 19 applications; of which 9 may be considered based on the application criteria and the information that was submitted.

The Board also discussed amending the RAC Resolution to allow individuals whose husband or wife owns homesteaded property or the sole beneficiary of a trust, which owns homesteaded property to qualify. Additionally, there was discussion about amending the RAC Resolution to allow all members to be at large as opposed to no more than one per subarea. Based on the direction from the Board, we are preparing a draft RAC Resolution with these amendments. If the Board approves these or any other amendments, the Board may want to consider reopening and extending the application period for other eligible applicants to apply.



To qualify for an appointment, the person must meet the following qualifications:

- The person applying shall be either a resident of, own property, or own a business that resides within the CRA District.
- There shall be no more than one (1) appointed member of the RAC representing one of the eight (8) subareas within the CRA District at a given time.
- No member of the RAC may concurrently serve on any other advisory board or committee.
- There shall be no more than one (1) appointed member of the RAC engaged in the same profession at a given time.
- There shall be no members of the RAC under the age of eighteen (18) years old at the time of appointment.

The term for RAC shall be for one (1) two-year term. No member shall be appointed for more than two (2) terms.



Recommended Action:

- Disapprove amendment and appoint applicants to the Redevelopment Advisory Committee under Resolution 2023-03;

OR

- Approve amendment and appoint applicants to the Redevelopment Advisory Committee under the amended Resolution;

OR

- Approve amendment and reopen and extend the application period to provide time for new eligible applicants to apply under the amended Resolution;

OR

- Board direction on how to proceed.



Item 8B.

Cancellation of Request for
Proposals CRA No. 2024-02
Property Management Services for
98 NW 5th Avenue



Recommended Action:

Cancel Request for Proposals (RFP) CRA NO. 2024-02 Property Management Services for 98 NW 5TH Avenue.

Background:

On March 6, 2024, the RFP CRA No. 2024-02 Property Management Services for 98 NW 5th Avenue was issued with the purpose of seeking proposals from qualified non-profit entities experienced in providing property management services to manage and maintain the CRA-owned two-story commercial rental property located at 98 NW 5th Avenue.

On the Proposal Submittal Due Date of April 8, 2024, no Proposals were received by the CRA.

On page 21 of the RFP, the CRA “reserves its right to cancel this RFP at any time, and/or reject all submitted Proposals, and/or re-issue the RFP.” Since the CRA received no Proposals, CRA staff recommends canceling the RFP at this time.





Item 9A.

Appointment of Deputy Vice Chair



CRA Director Updates





The 2023 CRA Annual Report is out now!



Scan the QR Code to view the Annual Report.



WHAT IS A CRA?

A Community Redevelopment Agency ("CRA") is a dependent special district in which any future increases in property values within the district are set aside to support redevelopment activities that would eliminate conditions of slum and blight within the district.

A CRA can only be created by adhering to the statutory requirements of Chapter 163, Part III, Florida Statutes. Specifically, a Finding of Necessity demonstrating the existence of conditions of slum and blight must be prepared and accepted by the governing board of the county or the municipality in which the potential CRA will be located.

After creation, a Redevelopment Plan setting forth the manner in which the conditions of slum and blight are to be eliminated within the district by the CRA must be approved by the same governing body.

To view the Delray Beach CRA Redevelopment Plan, please visit our website, delraycra.org, or scan the QR code.

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DELRAY BEACH CRA CREATED IN 1985 MISSION STATEMENT

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.

FINANCE

FISCAL YEAR ENDED SEPT. 30, 2023 (UNAUDITED)

REVENUE

City TIF	\$ 18,555,761
County TIF	\$ 13,427,840
All Other Sources	\$ 1,001,338
Total Revenue and Other Financing Sources (Unaudited)	\$ 32,984,939

EXPENDITURES

Administrative	\$ 1,930,618
Area-wide & Neighborhood Plans	\$ 5,180,653
Downtown Master Plan	\$ 3,220,192
Redevelopment Projects	\$ 2,946,942
Community Improvements	\$ 6,775,228
Debt Services	\$ 1,686,222
Total Expenditures (Unaudited)	\$ 10,767,855
Net Change in Fund Balance (Unaudited)	\$ 13,217,084

OTHER FINANCIAL INFORMATION

Original assessed real property values in the CRA District in 1985	\$ 245,631,067
Assessed real property values in the CRA District FY 22-23	\$ 2,999,858,728
Total amount spent on low and middle income housing	\$ 2,340,804

PROJECT EXPENDITURES BY SUBAREA

Subarea 1	\$167,002	Subarea 5	\$409,201
Subarea 2	\$1,165,969	Subarea 6	\$373,271
Subarea 3	\$3,301,597	Subarea 7	\$1,641,192
Subarea 4	\$4,886,382	Subarea 8	\$3,155,289

Subarea	Spending	Percentage
Subarea 1	\$167,002	1%
Subarea 2	\$1,165,969	7%
Subarea 3	\$3,301,597	21%
Subarea 4	\$4,886,382	31%
Subarea 5	\$409,201	3%
Subarea 6	\$373,271	2%
Subarea 7	\$1,641,192	11%
Subarea 8	\$3,155,289	20%
TOTAL	\$15,699,902	100%

DELRAY BEACH COMMUNITY REDEVELOPMENT PLAN

- 1. SUBAREA 1 = 66 ACRES
- 2. SUBAREA 2 = 264 ACRES
- 3. SUBAREA 3 = 267 ACRES
- 4. SUBAREA 4 = 267 ACRES
- 5. SUBAREA 5 = 267 ACRES
- 6. SUBAREA 6 = 267 ACRES
- 7. SUBAREA 7 = 106 ACRES
- 8. SUBAREA 8 = 106 ACRES

TOTAL = 1,861 ACRES

Did you know, the CRA District encompasses 20% of the City of Delray Beach?

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Rock the Block

Saturday, April 20, 2024



The Delray Beach CRA is a proud partner of this community event and contributes \$15,000 annually towards the revitalization.



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA *Saturday* SOCIAL

**MAY
18**

98 NW 5TH AVENUE

Delray Beach, FL 33444 ↗ **SECOND FLOOR**

11AM - 1PM

CRA 101: INFO SESSION

Come chat with CRA Staff
& learn more about the
Delray Beach CRA
over light refreshments.

Contact Us:

📞 (561)-276-8640

🌐 WWW.DELRAYCRA.ORG

📍 CRA OFFICE
20 N SWINTON AVENUE,
DELRAY BEACH, FL 33444

SCAN HERE



DELRAYCRA.ORG



Save the Date for the 2024 CRA Socials

Thursdays from 5-7 PM

- **July 25th – Fieldhouse at Old School Square**
- **September 5th – 98 NW 5th Avenue**
- **December 5th – 98 NW 5th Avenue**



Welcome

to the CRA!



Chair Carney



Commissioner Casale



Commissioner Markert



CRA Board of Commissioners

- Chair Tom Carney**
- Vice-Chair Angela Burns**
- CRA Commissioner Juli Casale**
- CRA Commissioner Rob Long**
- CRA Commissioner Tom Markert**



Thank you!

delraycra.org